

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 29, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Marzari, Puil & Rankin

ABSENT: Alderman Kennedy

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley of the Salvation Army.

'IN CAMERA' MEETING

The Clerk reported there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gerard,  
SECONDED by Ald. Bellamy

THAT the minutes of the Regular Council Meeting of August 15, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford  
SECONDED by Ald. Gibson

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONSSoft Rock Cafe

Council noted a letter dated August 25, 1978, from Mr. Wener the Counsel for the Soft Rock Cafe, requesting permission to address Council regarding the complaints of noise emanating from the premises. A delegation request had also been received from Mr. B. Vaughan on behalf of local residents.

MOVED by Ald. Puil

THAT the delegations be heard later this day when the relevant report is before Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTSA. MANAGER'S GENERAL REPORT  
AUGUST 25, 1978Works & Utility Matters  
(August 25, 1978)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Street Lighting - Larch Street, 45th to 49th Avenues
- Cl. 2: Closure of Lane East of Denman Street south from Nelson Street
- Cl. 3: Tender - Supply and Delivery of Reinforced and Non-Reinforced Concrete Pipe & Reinforced Concrete Manhole Sections & Tops
- Cl. 4: Proposed Lane Paving - Ballot Result (Lane East of Cypress and Lane south of King Edward, 450/26)
- Cl. 5: Traffic Operations Air Compressor Replacement
- Cl. 6: C.P.R. Agreement - South By-pass

Clauses 1, 2 and 3.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Proposed Lane Paving - Ballot Result  
(Lane East of Cypress and Lane South  
of King Edward, 450/26)  
(Clause 4)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in clause 4, of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 5 and 6.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters  
(August 25, 1978)

Operation Under Long Term Care  
Program - Taylor Manor  
(Clause 1)

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained in this clause, of the report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)Building & Planning Matters  
(August 25, 1978)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Illegal Suites - Complaint - Mr. C.J. Davis  
3157 West 3rd Avenue, 3161-63 West 3rd Avenue,  
3182 West 3rd Avenue
- Cl. 2: Kensington N.I.P. - Sidewalks around Parks
- Cl. 3: Street Naming Committee - Approval of Street Names  
for Private Roads within the City of Vancouver
- Cl. 4: D.P.A. - 3340 West 53rd Avenue
- Cl. 5: Grandview-Woodland N.I.P. Templeton Park
- Cl. 6: Townhouse Applications in Conversion Areas

Clauses 1 - 5 inclusive

MOVED by Ald. Puil

THAT clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2, 3, 4 and 5, of this report be approved.

- CARRIED UNANIMOUSLY

Townhouse Applications in  
Conversion Areas  
(Clause 6)

MOVED by Ald. Gerard

THAT the recommendation of the City Manager, as contained in this clause of the report, be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters  
(August 25, 1978)Keeping of Chickens at  
5515 Rhodes Street  
(Clause 1)

MOVED by Ald. Bellamy

THAT Mrs. Scafidi be charged as outlined in the second method of enforcement contained in the Manager's report dated August 25, 1978.

- (Deferred)

MOVED by Ald. Gibson

THAT this whole matter be deferred until a report is obtained from the Medical Health Officer on the necessity of Mrs. Scafidi keeping chickens for personal health reasons.

- CARRIED

(Ald. Bellamy, Gerard, Puil and the Mayor opposed)

CITY MANAGER'S REPORTS (Cont'd)Fire and Traffic Matters  
(August 25, 1978)Sidewalk Cafe, 3143 W. Broadway  
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(August 25, 1978)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Interest Rates Chargeable on Arrears of Real Property and Business Taxes
- Cl. 2: Letter from Township of Spallumcheen
- Cl. 3: Permanent Staff Position - Construction Division

Clauses 1 - 3 inclusive

MOVED by Ald. Gerard

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(August 25, 1978)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Proposed sub-lease Dick Building  
S/E Corner Granville and Broadway
- Cl. 2: Champlain Heights - Enclave 15
- Cl. 3: Champlain Heights Ground Leases - Assignment of Strata Lots
- Cl. 4: North Services District Centre, 1720 Grant Street, License Agreement with Department of Human Resources
- Cl. 5: Rental Review and Consent to Assignment to Lease 1484 West Broadway
- Cl. 6: Victory House - Additional Repairs

Clauses 1 - 6 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, August 29, 1978. . . . . 5.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

B. MANAGER'S REPORT  
(August 24, 1978)

Authority to Start Construction -  
Phase 2, Area 6, False Creek.

B.(i) MANAGER'S REPORT  
(August 25, 1978)

Financing Non-Market Projects,  
Phase 2, Area 6, False Creek.

In considering these reports the False Creek Development Consultant elaborated on the reasons why it is preferred that the City provide funds on a loan basis. Mr. Sutcliffe also gave details of the established policies of the C.M.H.C. in respect of funds.

MOVED by Ald. Harcourt

THAT recommendations A to E in the Manager's Report of August 24, 1978, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT recommendations A and B as contained in the Manager's Report dated August 25, 1978, be approved.

- CARRIED

(Mayor Volrich opposed)

C. Central Waterfront -  
Official Development Plan

It was agreed that this report be deferred until later this day.

D. Soft Rock Cafe,  
1921 West 4th Avenue.

This report was deferred until the afternoon session to hear delegations, as approved by Council earlier in the meeting.

E. MANAGER'S REPORT  
(August 24, 1978)

G.V.R.D's "Industry and the  
Liveable Region".

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

I. Report of Standing Committee  
on Finance and Administration  
(July 27, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1: Grant Request - Boys & Girls Clubs of Greater Vancouver  
- to recover Development Costs Related to Proposed New  
Club Building at 12th Avenue and St. Catherine's Street  
Cl. 2: Relocation of Fire Dispatch Centre

Grant Request - Boys' and Girls' Clubs  
of Greater Vancouver - to Recover  
Development Costs Related to Proposed  
New Club Building at 12th Avenue and  
St. Catherine's Street  
(Clause 1)

MOVED by Ald. Brown

THAT the Vancouver City Council approve a grant of \$13,158.14 to the Boys' and Girls' Clubs of Greater Vancouver to cover the costs of development permit fees and site sign erection costs and cost of site and building plan preparation fees for the 12th Avenue and St. Catherine's Street site.

(Ald. Brown, Ford, Marzari and  
the Mayor opposed)

- LOST NOT HAVING THE  
REQUIRED MAJORITY

MOVED by Ald. Brown

THAT the Vancouver City Council approve a grant of \$7,125.07 to the Boys' and Girls' Clubs of Greater Vancouver to cover the costs of development permit fees and site sign erection costs and cost of site and building plan preparation fees for the 12th Avenue and St. Catherine's Street site.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

Relocation of Fire Dispatch Centre  
(Clause 2)

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee  
on Finance and Administration  
(August 3, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1: Grant Request, \$3,945  
Vancouver Co-operative Radio  
Cl. 2: Cultural Grant Requests

Vancouver Co-operative Radio  
Grant Request  
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the Committee as contained in clause 1 of this report, be approved.

(Ald. Puil and the Mayor opposed)

- CARRIED BY THE  
REQUIRED MAJORITY

Regular Council, August 29, 1978. . . . . 7.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance and Administration (Cont'd)

Cultural Grant Requests  
(Clause 2)

MOVED by Ald. Brown

THAT a grant in the amount of \$4,000 to the Arts Club for rental of the Queen Elizabeth Playhouse be approved.

- LOST NOT HAVING  
THE REQUIRED MAJORITY

(Ald. Gerard, Puil and the Mayor opposed)

MOVED by Ald. Brown

THAT a grant in the amount of \$2,540 to the National Youth Orchestra for the rental of The Orpheum be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

MOVED by Ald. Brown

THAT a grant in the amount of \$4,330 to the Vancouver Playhouse for rental of the Queen Elizabeth Playhouse be approved.

- LOST NOT HAVING THE  
REQUIRED MAJORITY

(Ald. Gerard, Puil and the Mayor opposed)

MOVED by Ald. Brown

THAT grants to the Metro Community Council, the Sculptors Society of B.C. and the Vancouver Women's Video and Film Festival be not approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Transportation  
(August 10, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1: Delegation Regarding Traffic Problem:  
Thirty-third Avenue and Arbutus
- Cl. 2: Request for Pedestrian Actuated Signal:  
6th Avenue and Nanaimo Streets

MOVED by Ald. Bellamy

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

IV. Report of Standing Committee  
on Community Services  
(August 17, 1978)

The Council considered this report which contains six clauses, identified as follows:

- Cl. 1: Liquor Permit Application - 5555 West Boulevard  
Development Permit Application No. 81472
- Cl. 2: Liquor Permit Application - 1550 Main Street  
Development Permit Application No. 81463
- Cl. 3: Liquor Permit Application - 1055 West Georgia Street  
Development Permit Application No. 81334
- Cl. 4: Grant Request - Vancouver T.O.S. Junior Baseball Team
- Cl. 5: Liquor Store - Hastings and Main Streets
- Cl. 6: Hildon Hotel, 50 West Cordova Street

Clauses 1 - 3 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in Clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Grant Request - Vancouver  
T.O.S. Junior Baseball Team  
(Clause 4)

MOVED by Ald. Rankin

THAT recommendation A of the Committee, as contained in clause 4 of this report, be approved.

(Ald. Brown, Ford, Marzari, Puil  
and the Mayor opposed)

- LOST NOT HAVING THE  
REQUIRED MAJORITY

MOVED by Ald. Rankin

THAT recommendation B of the Committee, as contained in clause 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 5 and 6.

MOVED by Ald. Rankin

THAT the recommendations of the Committee as contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee  
on Planning and Development  
(August 17, 1978)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1: Monthly Status Report on Rezoning Applications
- Cl. 2: Status of Major Development Permit Application
- Cl. 3: Riley Park N.I.P. - Citizens' N.I.P. Committee  
Request for "Bunny Trail" Walkway
- Cl. 4: Strathcona Issues - Follow-up

Clauses 1, 2 and 4.

MOVED by Ald. Gibson

THAT the recommendations of the Committee as contained in clauses 1, 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Planning and Development (Cont'd)

Riley Park N.I.P. Request for  
"Bunny Trail" Walkway  
(Clause 3)

MOVED by Ald. Gibson

THAT the recommendations of the Committee, as contained in this clause of the report, be approved.

- CARRIED

(Ald. Brown, Gerard and the Mayor opposed)

The Council recessed at 10.55 a.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 11.25 a.m.

VI. Report of Standing Committee  
on Transportation  
(August 17, 1978)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1: Joyce Transit Loop - Status Report
- Cl. 2: Modifications to Intersection of Oak Street and Devonshire Crescent - Shaughnessy Hospital Access
- Cl. 3: Bus Schedule Changes
- Cl. 4: Central Cambie Ratepayers Association: Objection to City Work - West 33rd Avenue between Oak Street and Granville Street

Clauses 1 and 2.

MOVED by Ald. Gerard

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Bus Schedule Changes  
(Clause 3)

MOVED by Ald. Bellamy

THAT the recommendation of the Committee, as contained in clause 3 of this report, be approved and the B.C. Hydro be requested to give three months' notice to the City of any bus schedule changes.

- CARRIED UNANIMOUSLY

Objection to City Work: W.33rd Avenue  
between Oak and Granville Streets  
(Clause 4)

In considering this clause the City Engineer reported that he agreed with the Central Cambie Ratepayers' Association's objection to this work and, therefore, the project had been terminated, other than certain essential work being completed.

MOVED by Ald. Bellamy

THAT the recommendation of the Committee, as contained in this clause, be approved, and the oral report of the City Engineer be received.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at 11:55 a.m. to reconvene in the Council Chamber at 2:00 p.m. with Mayor Volrich in the Chair and the same members present.

(Alderman Kennedy arrived at 2:45 p.m.)

- - - - -

#### DELEGATIONS

1. Collective Parking Lot -  
2500 Block Franklin Street

Council on July 25, 1978, deferred consideration of a Manager's Report dated July 19, 1978, concerning a questionnaire survey conducted in connection with a development proposal for the collective parking lot situated in the 2500 Block Franklin Street, to permit further discussion with affected property owners.

On August 15, 1978, Council deferred for two weeks consideration of a Manager's Report dated July 27, 1978, recommending the rezoning application for this property be refused, to provide the developer's architect an opportunity to study and respond to the Director of Planning's report on the application. Council also agreed to hear representations from interested parties.

Mr. J. Baker, Solicitor for the developer, Mr. J. Funaro, addressed Council and referred to a brief outlining the background to the rezoning application and the legal considerations relating to the collective parking lot agreement between the City and property owners in the 2400, 2500, and 2600 Blocks East Hastings Street. Mr. Baker advised the development proposed by Mr. Funaro was supported by local residents and tenants of commercial properties in the area. It was submitted the legal impediment involving the agreement with the property owners who opposed the project did not constitute sufficient grounds for refusing the application and the matter should be referred to a public hearing.

Mr. Geoffrey Massey, Architect, described details of the proposed development which would comprise a 30,000 square foot supermarket, 19,000 square feet of retail rentable area and a parking facility to replace existing parking. Canada Safeway had confirmed their willingness to participate in the project, subject to a satisfactory lease arrangement. Mr. Massey urged consideration be given to CD-1 Comprehensive rezoning for the site.

The Honourable Angelo Branca, representing the Confratellanza Italo Canadese, stated a supermarket was badly needed by people living in the community and his organization supported the proposed project.

Mr. Alex Macdonald, M.L.A. for Vancouver-East, also addressed Council and stated some 25,000 residents in the north-east sector of the City were poorly served by supermarkets at present. Refusal of the application would halt a socially needed amenity for the area.

Mr. P. Di Fonzo, for the affected property owners, submitted a brief opposing the project which pointed out since 1964 the City had held the collective parking lot in trust for the property owners in the 2400, 2500, and 2600 Blocks East Hastings Street, through a Local Improvement by-law. Any attempt to violate that trust by way of sale to a developer would be unethical.

Dr. E. Meindersma, property owner, referred to meetings held in the area and stated the property owners agreed a food outlet was needed, particularly since Safeway and Super-Valu had closed down their stores, but the parking lot should not be used for this purpose.

Mrs. C. Donaghey, shopkeeper in the 2500 Block, advised seventy-two out of seventy-five tenant/merchants in the three affected blocks supported the proposal, and felt it would be an asset that would generate trade for all merchants.

DELEGATIONS (Cont'd)Collective Parking Lot -  
2500 Block Franklin Street (Cont'd)

Mr. Louie Graciano stated the absence of a supermarket in the community created hardship for senior citizens who had to travel long distances for groceries.

The Director of Legal Services, responding to questions from members of Council, described the legal ramifications of the collective agreement. It was doubtful whether the City could sell the property for a purpose opposed by the affected property owners as nothing could be developed on the site unless it was conveyed. It was his opinion conveyance could not take place without (a) the consent of the property owners, or (b) enactment of legislation by the Provincial Government to overrule objection.

MOVED by Ald. Marzari

THAT the rezoning application be referred to a public hearing.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Kennedy, Puil and Rankin opposed.)

MOVED by Ald. Puil

THAT this rezoning application be not approved.

- CARRIED

(Aldermen Harcourt, Marzari and Mayor Volrich opposed.)

2. City-owned Land in Area "A" Champlain Heights  
N/S of 58th Avenue, East of Kerr Road

Council on August 15, 1978, deferred consideration of a City Manager's Report dated August 11, 1978, dealing with the most appropriate type of development for three City-owned lots on the north side of 58th Avenue east of Kerr Street, pending the hearing of a delegation.

Mr. J. Scholefield addressed Council and made reference to a communication dated August 23, 1978, from the Hanna Medical Clinic proposing a multi-discipline medical centre for this site. Mr. Scholefield requested an intimation of Council's feelings in this regard in order to ascertain whether it would be worthwhile continuing discussions on the future disposition of this site.

Mr. R.R. Youngberg advised the Planning Department had scheduled consideration of medical care facilities for the Champlain Heights area for the next departmental six-month work program. There were indications from the Medical Health Officer, medical practitioners, and residents that a need existed.

MOVED by Ald. Brown

THAT the recommendation contained in the City Manager's Report dated August 11, 1978, be approved;

FURTHER THAT the submission of Mr. J. Scholefield and communication of the Hanna Medical Centre be received.

- CARRIED UNANIMOUSLY

3. Soft Rock Cafe,  
1921 West 4th Avenue

In considering a Manager's Report dated August 24, 1978, referring to non-compliance with Council's instructions in the operation of the Soft Rock Cafe and recommending that the operators be requested to appear before Council to show cause why their

Cont'd . . .

DELEGATIONS (Cont'd)Soft Rock Cafe,  
1921 West 4th Avenue (Cont'd)

restaurant license should not be revoked, Council agreed to receive representations from interested parties.

Mr. Joel A. Wener, Solicitor for Soft Rock Cafe Ltd., addressed Council in support of his brief dated August 25, 1978, and advised his clients were aware of the noise problem emanating from deficiencies in soundproofing of the building and were taking steps to correct this. A sound engineer was also being consulted to conduct an acoustical analysis. In addition, his clients regretted that due to a misunderstanding, musical entertainment had continued after 10:30 p.m. contrary to Council's instruction that such entertainment should cease between the hours of 10:30 p.m. and 9:00 a.m. the following day. The operators had no objection to the show cause hearing as they wished to demonstrate during the interim period prior to the hearing that they could live in harmony with their neighbours.

Ms. Joyce Hill, representing residents of 1930 West 3rd Avenue, presented a brief citing a number of reasons why the residents of this condominium development supported the show cause recommendation and urging that the 10:30 p.m. music restriction remain in force indefinitely because the building was unsuitable for containing the noise of heavily amplified music.

A resident of 1976 West 3rd Avenue also addressed Council and advised he was not aware of any noise disturbance from the premises and felt the cafe operators were being unfairly criticised.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager contained in his report dated August 24, 1978, be approved and therefore Patricia Fiedler and Elizabeth Coleman be requested to appear before Council to show cause why their restaurant license should not be revoked.

- CARRIED UNANIMOUSLY

Regular Council, August 29, 1978. . . . . 13.

The Council recessed at 4.00 p.m. and reconvened at 4:15 p.m. with the same Members present.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. MANAGER'S REPORT  
AUGUST 3, 1978

Central Waterfront -  
Official Development Plan

In considering this matter the Director of Planning generally outlined his recommendations and answered the concerns of Council Members.

Mr. Rasekh, Chairman, Central Waterfront Planning Study Group Housing Committee of the Architectural Institute of B.C., spoke and referred to his Committee's letter of August 25, 1978, which had been circulated, and the recommendations contained therein.

A representative of the National Harbours Board also addressed Council with respect to the Board's letter of August 23, 1978, listing areas of concern.

Council, after examining the various options offered in the report, took action as follows:

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Ford, Kennedy, Marzari and Puil opposed)

MOVED by Ald. Puil (in amendment)

THAT the following words be added to the motion by Alderman Harcourt - "after deleting the residential component from the Official Development Plan".

- LOST

(Ald. Brown, Ford, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

The amendment having Lost, the motion by Alderman Harcourt was put and Carried.

VII. Report of the Members of the  
Standing Committee on Transportation  
(August 24, 1978)

LRT Study

In considering this report, Alderman Kennedy referred to a memo received from the Planning Department pointing out an incorrect statement in the preamble. After due consideration it was

MOVED by Ald. Kennedy

THAT the recommendation of the Committee be amended and then approved as follows:

A. That the Central Park, GN Cut, CNR Flats, and Bureau of Transit version of the downtown route as shown in the attached diagram, be approved as one route for detailed study and design in Phase 2 for the Vancouver-New Westminster route.

B. That the V&LI route shown on the attached diagram be approved for detailed study and design in Phase 2 for the Vancouver-Richmond route.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

G.V.R.D. Matters.

There were no matters for discussion, prior to the G.V.R.D. Meeting to be held on Wednesday, August 30, 1978.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

SECONDED by Ald. Brown

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.4450  
BEING THE LICENSE BY-LAW

MOVED by Ald. Gibson

SECONDED by Ald. Ford

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Gibson

SECONDED by Ald. Ford

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3711  
BEING THE SUNDAY SPORTS BY-LAW.

MOVED by Ald. Rankin

SECONDED by Ald. Bellamy

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Bellamy

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAWS NOS.  
5183 and 5185, BEING BY-LAWS  
TO AMEND THE SIGN BY-LAW.

MOVED by Ald. Puil

SECONDED by Ald. Gerard

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil

SECONDED by Ald. Gerard

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO.4054  
BEING THE STREET NAME BY-LAW

MOVED by Ald. Gerard

SECONDED by Ald. Ford

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment

There being no amendments, it was

MOVED by Ald. Gerard

SECONDED by Ald. Ford

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO.4531  
BEING THE REFUSE BY-LAW

MOVED BY Ald. Bellamy

SECONDED by Ald. Gibson

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy

SECONDED by Ald. Gibson

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONSA. Allocation of Lands for Lane Purposes

MOVED by Ald. Puil

SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

the North 10 feet of Lot 20, Subdivision "D",  
Block 156, District Lot 264 A, according to  
Plan No. 616 and 1771

deposited in the Land Registry Office in the City of Vancouver,  
Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public  
interest to accept and allocate the said land for lane purposes;

BE IT THEREFORE RESOLVED THAT the above described lands  
so conveyed be, and the same is hereby accepted for lane purposes  
and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Lane Purposes

MOVED by Ald. Puil

SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

the North 10 feet of Lot 18, Subdivision "D"  
Block 156, District Lot 264A, according to  
Plan No. 616 and 1771

deposited in the Land Registry Office in the City of Vancouver,  
Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public  
interest to accept and allocate the said land for lane purposes;

BE IT THEREFORE RESOLVED THAT the above described lands  
so conveyed be, and the same is hereby accepted for lane purposes  
and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Closing, and Consolidating  
with Abutting Lands.  
(Lane West of Howe Street,  
South of Nelson Street)

MOVED by Ald. Puil

SECONDED by Ald. Harcourt

THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and  
lanes lying within the limits of the City of Vancouver;

2. Proposed development requires the closure of portion of lane  
dedicated by the deposit of Plan 210 and lying to the west of  
Lots 32 to 38, Block 81, District Lot 541, Plan 210;

3. The developer will dedicate new lane outlets to Howe Street  
and Hornby Street.

MOTIONS (Cont'd)

Closing and Consolidating  
with Abutting Lands.  
(Lane West of Howe Street  
South of Nelson Street) (Cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 210 in Block 81, District Lot 541, Plan 210 lying between the production northwesterly of the southwesterly limit of Lot 32 said Block 81 and the production northwesterly of the northeasterly limit of Lot 38 said Block 81 the same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S. dated March 17, 1977, and marginally numbered LF 8151, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the aforementioned portion of lane, now closed, be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

1. Traffic Restrictions on Robson Street.

At the Council Meeting on August 15, 1978, Alderman Kennedy submitted a Notice of Motion concerning Traffic Restrictions on Robson Street. With the permission of Council the reference to public service vehicles was deleted and, therefore, it was

MOVED by Ald. Kennedy  
SECONDED by Ald. Puil

THAT WHEREAS Council has resolved that the short section of Robson Street between Howe and Hornby be closed to all traffic except buses;

AND WHEREAS this has proved to be an unnecessarily severe restriction causing confusion and congestion on adjoining streets for several blocks around;

AND WHEREAS taxis have to charge customers for extra mileage as a result of the Robson Street restriction, then

BE IT RESOLVED THAT the ban on taxi traffic in this part of Robson Street be withdrawn forthwith.

- LOST

(Ald. Brown, Ford Gibson, Harcourt, Marzari & Rankin opposed)

2. Increase in Bus Fares

Alderman Rankin, on August 15, 1978, submitted the following Notice of Motion concerning the increase in bus fares:

THAT WHEREAS Robert Bonner has announced a transit fare increase of 42% which is the second increase in less than two years, while transit service has been cut back;

AND WHEREAS a fare increase will reduce ridership which will result in further service cutbacks and denser traffic;

Cont'd.....

MOTIONS (Cont'd)Increase in Bus Fares (Cont'd)

AND WHEREAS neither B.C. Hydro nor the Provincial Government have consulted either with Vancouver citizens or with City Council on the fare increase;

THEREFORE BE IT RESOLVED THAT

- City Council strenuously oppose the fare increase;
- City Council send a delegation of Council Members to meet with the Cabinet before September 5th, and strenuously oppose the fare increase; and
- City Council set up a well-advertised Public Meeting on the fare increase and service cutbacks, and the Provincial Cabinet be invited to hear representations from Vancouver citizens at that time.

It was agreed to deal with the three final paragraphs of the motion seriatum as follows:

MOVED by Ald. Rankin

THAT City Council strenuously oppose the fare increase.

- CARRIED

(Ald. Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin

THAT City Council send a delegation of Council Members to meet with the Cabinet before September 5th, and strenuously oppose the fare increase.

- CARRIED

(Ald. Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin

THAT City Council set up a well- advertised Public Meeting on the fare increase and service cutbacks, and the Provincial Cabinet be invited to hear representations from Vancouver citizens at that time.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

NOTICE OF MOTION

The following Notices of Motion were submitted by Alderman Rankin and recognized by the Chair.

1. The Emily Carr Collection

MOVED by Ald. Rankin

THAT WHEREAS the Emily Carr collection of paintings is in need of extensive repairs;

AND WHEREAS there are insufficient funds available in the Art Gallery to look after this matter;

THEREFORE BE IT RESOLVED THAT City Council hold discussions with the Art Gallery to discuss the extent of funds necessary for this task.

(Notice)

NOTICE OF MOTION(Cont'd)2. Proposed New Stadium - P.N.E.

MOVED by Ald. Rankin

THAT WHEREAS the Directors of the P.N.E. have gone to considerable expense and propaganda effort to draw up plans for a \$165,000,000 sixty-five thousand seat new stadium which they propose to situate on the P.N.E. grounds;

AND WHEREAS the P.N.E. grounds are the site for a 35,000 seat stadium, a 17,000 seat ice rink, a 5,000 seat agradome, a 20,000 seat racetrack;

AND WHEREAS the P.N.E. itself has many other building and recreational complexes, including the midway, making the entire area the most concentrated entertainment spot in North America;

AND WHEREAS this concentration already results in massive traffic problems and the ruination of the peace and quiet of the surrounding residential area;

AND WHEREAS City Council has the final say whether or not the new stadium can be situated on the P.N.E. grounds, assuming that the senior governments will find the money for such an undertaking;

THEREFORE BE IT RESOLVED THAT this Council direct the City Planning and Social Planning staff to prepare a comprehensive report regarding all the environmental and other aspects associated with the building of a new stadium, with special emphasis on the question of traffic dispersal - bearing in mind that the Cassiar-Hastings intersection is already one of the worst, if not the worst, in all Vancouver:

AND BE IT FURTHER RESOLVED THAT the staff have a comparative look at other sites

(a) in Vancouver (in particular on the north side of False Creek),

and (b) in the lower mainland

and apply the same environmental and other criteria to these alternatives as well.

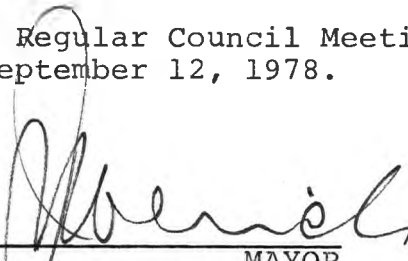
(Notice)


- - - - -

The Council adjourned at 6:20 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of August 29, 1978, adopted on September 12, 1978.

  
MAYOR

  
CITY CLERK

A-1

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

INFORMATION

1. Street Lighting - Larch Street, 45th Avenue to 49th Avenue

The City Engineer reports as follows:

"A local improvement project for Street Lighting on Larch Street from 45th Avenue to 49th Avenue was advanced on the Initiative and came before a Court of Revision and Council on May 18, 1978. At that time, it was reported that 14 of the 37 owners had filed objections (19 would have been needed to defeat the project) and the project was undertaken by Council.

Subsequently, two signatures which were in on time but not accepted have been validated. A search in the Land Registry revealed a change of ownership not yet shown on the Tax Roll. In another signature, the first name differed from that in the records. The owner has certified that this is his usual signature. Had this validating information been available at the time, the report would have indicated 16 out of 37 objecting, still less than the 19 required to defeat.

In addition, two late objections (one the completion of a 'half-signature') have been filed - some two months beyond the month allowed by the Vancouver Charter. Even if these could be counted, the objections would still be less than the number required to defeat.

This project is included in a contract awarded on July 25, 1978 and we are proceeding with the work in accordance with Council's decision of May 18, 1978 to undertake the project."

The City Manager submits the foregoing report of the City Engineer for the INFORMATION of Council.

RECOMMENDATION

2. Closure of Lane East of Denman Street South from Nelson Street - Abutting N $\frac{1}{2}$  and S $\frac{1}{2}$  Lot 14, Block 59, D.L. 185, Plan 92 - D.P.A. 74665

The City Engineer reports as follows:

"An application has been received to acquire the lane west of Denman Street south from Nelson Street for the purpose of constructing an addition to the hotel (Denman Place Inn) at the southeast corner of Denman and Nelson Streets. If the abutting lands are consolidated, this portion of lane will not be required.

I recommend that all that portion of lane shown hatched on Plan LF 8720 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant to pay \$59 736.00 in accordance with the recommendation of the Supervisor of Properties.
- (b) The applicant to pay the cost of physically closing the lane. The estimated cost for this work is \$1 300.
- (c) The closed lane to be consolidated with the abutting lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

cont'd.....

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (WORKS: A1 - 2)

3. Tender No. 57-78-14 - Supply and Delivery of Reinforced and Non-Reinforced Concrete Pipe & Reinforced Concrete Manhole Sections & Tops

Tenders for the above were opened on June 12, 1978 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the Purchasing Agent's Office.

The Provincial Tax is in addition to all prices shown in this report and the tabulation.

Funds for all purchases are provided in the Capital Budget.

The City Engineer and Purchasing Agent report as follows:-

"Three tenders were received for the above. We are recommending acceptance of the two low bids for pipe, and the overall low bid for the matching combination of manhole sections and tops, for the following reasons.

REINFORCED AND NON-REINFORCED PIPE

Awarding the pipe to the two lowest bidders will result in a total estimated saving of over \$11,000.00.

MANHOLE SECTIONS AND TOPS

Ocean Construction submitted the low bid for two of the six items (1200 mm and 1350 mm tops) at a total estimated cost saving of \$461.14 or approximately .2% of this portion of the tender. For reasons of physical match, supply and administration, the small cost saving does not justify awarding more than one contract.

We recommend acceptance of the following bids:-

a) Ocean Construction Supplies Ltd.

-Reinforced Concrete Pipe, low bid, 10 items	- Total estimated cost	\$307,746.40
-Non-Reinforced Concrete Pipe, low bid, all items	- Total estimated cost	\$ 40,957.50
		<u>\$348,703.90</u>

b) LaFarge Concrete Ltd.

-Reinforced Concrete Pipe, low bid, 4 items	- Total estimated cost	\$158,010.00
-Reinforced Concrete Manhole Sections and Tops, overall low bidder, all items. . . . .	- Total estimated cost	<u>\$224,014.35</u>
		<u>\$382,024.35 "</u>

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Proposed Lane Paving - Ballot Result  
(Lane east of Cypress and Lane south of King Edward, 450/26)

The City Engineer reports:

"A sufficiently-signed petition for the paving of the Lane east of Cypress from the Lane south of King Edward to Nanton and of the Lane south of King Edward from Cypress to Pine Crescent was filed and the project came before a Court of Revision and Council on 22 June 1978.

One owner appeared stating that he had purchased a property since the petition was filed - the previous owner had signed the petition but the present owner does not favour the paving. He drew attention to the lapse of time since the petition was circulated. (Which was in September and October of 1977.)

cont'd.....

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (WORKS: A1 - 3)

Clause No. 4 continued:

Council deferred decision on this project pending a re-canvass of the owners to obtain their current opinions. This has been done and 13 of the 15 owners returned ballots mailed to them.

- There are 15 owners on the project, 10 signed the original petition.
- There have been two changes of ownership. In one case, the former owner signed the petition but the new owner is opposed to the paving. In the other case, the former owner did not sign but the new owner favours the paving. These two thus balance one another.
- One owner who signed the petition and did not return a ballot has been assumed still in favour.
- Two of the owners who signed the original petition returned ballots opposing the paving. They cannot legally countermand their signatures but if their present opposition is considered, there are now:
  - 8 owners in favour
  - 6 owners opposed
  - 1 unknown (signed neither petition nor ballot).

If Council wishes the paving to proceed it should resolve:

That the project for the paving of the Lane east of Cypress and the Lane south of King Edward, identified as 450/26 be undertaken.

If Council does not wish the paving to proceed it should resolve:

That the project for the paving of the Lane east of Cypress and the Lane south of King Edward, identified as 450/26 be NOT undertaken."

The City Manager notes that the present count would not be a sufficiently signed petition, and under the circumstances RECOMMENDS that Council not proceed with this project.

5. Traffic Operations Air Compressor Replacement

The City Engineer reports as follows:

"The Traffic Operations Branch presently uses a stationary air compressor for a major portion of their work, normally involving sandblasting operations. The air compressor has recently broken down for the second time within a year and the estimated repair costs are excessive. The purpose of this report is to recommend an option for replacement of this piece of equipment.

BACKGROUND

The Traffic Operations Branch provides a sandblasting and repainting function for various City Departments. The primary material and equipment recycled in this function are signs and sign posts, sanitation containers, valve boxes and truck and heavy equipment bodies. A key piece of equipment in this process is a large stationary air compressor unit which is used in the sandblasting operation. The recycling and refurbishing of material and equipment in this manner prolongs the life of capital assets and street furniture and saves the City several thousands of dollars each year.

The present air compressor unit is approximately 20 years old and was overhauled last year. This Spring, the unit broke down and cannot be operated. An examination by the City's equipment repair operation and outside compressor specialists indicates that the compressor must be completely rebuilt at excessive costs.

OPTIONS

Several options were considered for replacement of this unit as summarized below:

cont'd.....

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (WORKS: A1 - 4)

Clause No. 5 continued:

- a) Repair the existing unit - The estimated cost for rebuilding the unit is \$5000 with several months' delay for delivery of parts. However, in view of the age of the equipment and history of breakdowns, this option is not cost effective.
- b) Discontinue operation and use outside shops - It is estimated that the work involved will cost the City in excess of \$25 000 if performed by private contractors. In addition to these costs, transportation costs are high and the outside contractors would have to perform the paint priming function at additional cost.
- c) Rental of a compressor unit - During the past two months, an air compressor unit has been rented at a rate of \$500/month or \$6000 annually. (This cost does not include fuel and oil.)
- d) Replacement with a stationary compressor unit - A new stationary compressor unit is estimated to cost \$20 000. In addition, a housing unit would cost an additional \$25 000 for a total cost of \$45 000.
- e) Replacement with a portable compressor unit - The estimated cost of a new portable compressor unit is \$13 000. In addition, a portable unit would provide flexibility for future changes in operations and use of the compressor by other City Departments. This option represents the most cost effective replacement for the present unit.

FINANCING

It is recommended that Option 5 be proceeded with, as the annual rentals would pay for it in 2 years and its life will be much greater than that. The Director of Finance concurs that funds should be provided from contingency reserve for this purpose.

The City Engineer **recommends:**

- a) Council authorize the purchase of a portable compressor unit as a replacement for the present unit.
- b) \$13 000 be made available from contingency reserve.

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

6. C.P.R. Agreement - South By-Pass

The City Engineer reports as follows:

"The South By-pass, including a west connection to Smithe Street, was approved as part of the 1975 Downtown Transportation Plan and the funds necessary to complete this connection were authorized on August 1, 1978.

An integral portion of this connection is the C.P. Rail crossing at Smithe Street. Negotiations have been held with the C.P.R. and the agreement is now in final form.

Accordingly, it is recommended that the City Engineer and Director of Legal Services be authorized to enter into a private crossing agreement for the rail tracks at Smithe Street with the C.P.R."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 198

A-2

MANAGER'S REPORT, August 25, 1978 . . . . . (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Operation Under Long Term Care Program - Taylor Manor

The Director of Finance reports as follows:

"Until recently, the Taylor Manor operation was the complete responsibility of the Vancouver Resources Board and the City, as owners of the property, received the annual sum of \$27,840.00 from the Vancouver Resources Board representing the rental for the premises.

This lease arrangement was approved by Council on February 8, 1977 and included a provision for the lease to have an initial five-year term and in addition, provided for a further five-year option of renewal.

Upon the disbanding of the Vancouver Resources Board, the Provincial Ministry of Health agreed to fund the operation and the incumbent Vancouver Resources Board staff were transferred to the City payroll.

By letter, dated July 14, 1978, Mr. Jack Bainbridge, Assistant, Deputy Minister, has confirmed that the original agreement between the City and the Vancouver Resources Board can be continued with the Ministry of Health as follows:

TERM:	Continued to December 31, 1981.
RENEWAL:	5 years to December 31, 1986.
REVIEW OF RENT:	At 2½ year intervals. First review date: June 30, 1979*
RENTAL:	\$27,840.00 per annum

\* Rent increases are to be no greater than general rental increases in the Vancouver area.

In addition to the foregoing terms, the Ministry of Health has agreed to pay all staff and operating costs including some capital expenditure for necessary improvements to the building plus required replacements of furniture and equipment.

The Medical Health Officer endorses the foregoing arrangements as satisfactory.

The Supervisor of Properties in reviewing the proposed rental of \$27,840.00 per annum, notes that although this amount does not reflect the estimated market rental value, the figure is satisfactory in view of the "no cost to the City" aspect of the arrangement.

Accordingly, it is RECOMMENDED that the Supervisor of Properties be authorized to continue the arrangement with the Ministry of Health for the operation of Taylor Manor on the foregoing basis subject to the Ministry of Health defraying all costs during the term. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

BUILDING AND PLANNING MATTERS

INFORMATION

- 1. Illegal Suites - Complaint - Mr. C. J. Davis  
3157 West 3rd Avenue, 3161-63 West 3rd Avenue, 3182 West 3rd Avenue

Mr. C. J. Davis has complained by letter dated August 10, 1978 and circulated to Council August 14, 1978, with respect to illegal suites in three of the buildings in the 3100 Block West 3rd Avenue.

The Acting Director of Permits and Licenses reports as follows:

"The 3100 Block, West 3rd Avenue has been rezoned to an RT-2A - Two Family Dwelling District where as a conditional use, the Director of Planning may approve the installation of basement dwelling units.

Our records show that living quarters have been existing in the basements of the three buildings complained about prior to the rezoning.

3157 West 3rd Avenue has been approved under the Hardship Policy since 1976, and 3182 West 3rd Avenue has been approved under the Hardship Policy since 1974. The tenants in both of these dwelling units (students) made a further application for consideration under the Hardship Policy and the Hardship Committee recommended that enforcement action be temporarily withheld in both cases for a limited period of time, expiring June 7, 1979.

With respect to 3161 - 3163 West 3rd Avenue, normal enforcement action was commenced but just prior to the laying of a charge, an application was made for a Development Permit for a dwelling unit in the basement and this was approved by the Director of Planning.

At the expiration of the time limit for the withholding of enforcement action on 3157 and 3182 West 3rd Avenue, the owners will be requested to apply for Development Permits to legalize the accommodation under the RT-2A zoning."

The City Manager submits the foregoing report of the Acting Director of Permits and Licenses for Council's INFORMATION.

RECOMMENDATION

- 2. Kensington N.I.P. - Sidewalks around Parks

The Director of Planning reports as follows:

"BACKGROUND

The recommended Kensington N.I.P. Concept Plan included an allocation of \$100,000 for paving/curbing and sidewalks around parks and paving/curbing around public schools not already improved. It was intended that N.I.P. pay 25% toward the City's cost of the paving/curbing and the full cost of installing the sidewalks. When City Council considered the Concept Plan on April 4, 1978, the N.I.P. allocations outlined in the Concept Plan were approved by Council, with the exception of this item on municipal services, which was referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget.

Manager's Report, August 25, 1978 . . . . . (BUILDING: A-4 - 2)

Clause 2 Cont'd

It was necessary for City Council to consider any Kensington N.I.P. allocations for municipal services in light of availability of supplementary capital because of the different cost sharing formula. The original funding for Kensington N.I.P. did not expect any municipal services work to be done and all allocated funds were on a 25-25-50 basis. For these projects, the City pays 62.5% of the cost instead of the usual 25%.

In view of the considerable requests made for the City's supplementary capital, the Kensington Citizens' Planning Committee and City Planning Department decided to request that only sidewalks be installed on the park side of the street. Sidewalks around public schools are already completed. The paving/curbing aspect of the project will be deferred until later. Kensington N.I.P. expires in April, 1981. The estimated total cost of the sidewalk project is \$40,000, to be paid for entirely from N.I.P. funds. The City N.I.P. budget would ordinarily have \$10,000 available for a \$40,000 project (25%). However, because sidewalks require a 62.5% City N.I.P. share which in this case would be \$25,000, there is a shortfall of \$15,000.

When Council considered N.I.P. additional funding and the 1978 Supplementary Capital Budget on June 27, 1978, it was resolved,

'THAT an additional \$15,000 City N.I.P. funds be allocated to the Kensington program to meet the changed cost sharing for sidewalk construction.'

DESCRIPTION OF PROJECT

It is intended that the Kensington N.I.P. provide sidewalks around parks where they do not already exist. This includes the following locations:

- 24th Avenue abutting Glen Park from Windsor to Glen;
- Dumfries abutting Kingcrest Park from lane south of 25th Avenue to lane north of 27th Avenue;
- Dumfries abutting Kensington Park from 33rd Avenue to 37th Avenue;
- 37th Avenue abutting Kensington Park from Knight to Dumfries;
- Windsor Street abutting Gray's Park for approximately half of the Park length.

These locations are shown on the map attached as Appendix "A".

The City Engineer advises that the work would be done by City crews who would be able to construct most of the sidewalks this Fall. Sidewalks would be installed around Kensington Park this fall except for the area adjoining the construction site of the new Kensington Community Centre. This portion of the sidewalks would be installed after the completion of the Community Centre, which is scheduled for the summer of '79.

C.M.H.C. and the Province of British Columbia have been advised of this proposed allocation and concur with the recommendation for funding.

RECOMMENDATION

The Director of Planning RECOMMENDS that up to \$40,000 be appropriated from the Kensington NIP Services/Utilities Budget Account 891/8706 in order to provide sidewalks on the city-owned side of those parks indicated on Appendix "A". The costs are to be shared as follows:

C.M.H.C. (25%)	\$10,000
Province (12.5%)	\$ 5,000
City (62.5%)	<u>\$25,000</u>
	\$40,000."
	=====

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Manager's Report, August 25, 1978 . . . . . (BUILDING: A-4 - 3)

3. Street Naming Committee - Approval of Street Names for Private Roads Within the City of Vancouver

The City Clerk, on behalf of the Street Naming Committee, reports as follows:

"At its meeting on August 9th, 1978, the Committee received a delegation from Community Builders Limited, with respect to the private streets within Enclave 16, Champlain Heights. The representatives of Community Builders requested that "Voyageur Drive" as approved by the Street Naming Committee and subsequently by Council on July 11, 1978, be changed to "Garibaldi Drive". The theme of the development is "park" and consequently the street names should reflect B.C. parks. The Committee agreed to the change.

Community Builders submitted several names and the Committee selected the following: (See Appendix I)

Appledale Place  
Brandywine Place  
Echo Place  
Elk Valley Place  
Kokanee Place  
Meadowland Place  
Newcastle Court  
Pinnacle Court  
Weaver Court  
Westbank Place

The Street Naming Committee considered a letter dated July 20, 1978 (on file in City Clerk's Office) from Mr. G. Thompson, Central Mortgage and Housing Corporation, Granville Island, noting complaints that the existing system of building identification on Granville Island is inadequate. CMHC has been advised that the names of the private roads on Granville Island should be approved by Council for inclusion on the Master Street Index and Street Name Map. Once the street names have been confirmed, street addresses can be assigned.

Four of the names are already in the Master Street Index:

Johnston Street  
Duranleau Street  
Cartwright Street  
Anderson Street

CMHC requests approval of Old Bridge Street and Railspur Alley. The Committee agreed. (Appendix II refers)

The Committee considered a letter dated August 3, 1978 (on file in City Clerk's Office) from Mr. R. A. White, Property Management Representative, Land Leasing, Marathon Realty, requesting approval of the name "Coal Harbour Close" for the private road on the south shore of Coal Harbour between the car ferry slip Pier A-3 and Air West Terminals. (Appendix III refers). The Committee agreed.

RECOMMENDATIONS

- A. That City Council amend its motion of July 11, 1978 and approve the name 'Garibaldi Drive' for the circular private road within the development known as Enclave 16, Champlain Heights.

Cont'd.

Manager's Report, August 25, 1978 . . . . . (BUILDING: A-4 - 4)

Clause 3 Cont'd.

- B. THAT the following names of private roads be approved, and the City Engineer be requested to amend the Street Name Map accordingly:

Appledale Place  
Brandywine Place  
Echo Place  
Elk Valley Place  
Kokanee Place  
Meadowland Place  
Newcastle Court  
Pinnacle Court  
Weaver Court  
Westbank Place  
Old Bridge Street  
Railspur Alley  
Coal Harbour Close

The City Manager RECOMMENDS that the recommendations of the City Clerk, on behalf of the Street Naming Committee, be approved.

4. 3340 West 53rd Avenue - Development Permit Application No. 81609

The Director of Planning reports as follows:

"Development Permit Application No. 81609 has been filed by Mr. Alexander B. Stewart, to construct a one family dwelling for a caretaker's residence, and four (4) 100 x 10 stables for approximately 40 horses in this RA-1 District.

Section 10.18.2 of the Zoning and Development By-law states that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning approved Development Permit Application No. 81609 on August 14, 1978 thereby permitting:

'the construction of a one family dwelling on this site to be used as a caretaker's residence solely, and the construction of four (4) 10' x 100' stables, subject to the following conditions:

1. Prior to issuance of the Development Permit,
  - (a) this application is to be referred to Council for approval for the keeping of a maximum of forty (40) horses on this site.'

The Director of Planning recommends that the keeping of a maximum of forty (40) horses on this site be approved."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

Manager's Report, August 25, 1978 . . . . . (BUILDING: A-4 - 5)

5. Grandview-Woodland N.I.P.: Templeton Park

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of \$460,000 for improvements to all five neighbourhood parks including Templeton Park. The Concept Plan identified improvement of the soccer field on the south half of this park, lighting in the area of the swimming pool building, and the provision of a practise running track.

On April 17, 1978 the detailed planning stage for this park began at a regular meeting of the N.I.P. Committee held at the adjacent Templeton High School. This process continued with a series of meetings involving a working committee of neighbours of the park, teaching and administrative staff from Templeton School, representatives of the parents' consultative committee from this school, and members of the Grandview-Woodland N.I.P. Committee. Further improvements were identified and a mutually acceptable plan was developed by the community members working on this project in conjunction with Park Board and Planning Department staff.

The Grandview-Woodland N.I.P. Committee voted unanimously on June 12, 1978 to support the design developed by the working committee described above. The N.I.P. Committee and the Planning Department staff are satisfied that this design will benefit both the adjacent school and the community at large.

The major components of the design include a complete resurfacing of the north field with a 3m x 300m rubberized asphalt track around its perimeter; an improvement of the drainage system underlying the south field; a tot play and picnic area to be located east of the pool building; and substantial planting of trees and shrubs in the vicinity of the pool building and along the north edge of the Park (Appendix I). Adequate lighting in the area of the pool entrance, identified as a needed improvement in the Concept Plan, has already been provided.

In 1975 a Development Permit was issued to the Board of Parks & Recreation for the construction of the Templeton Park Pool. As a condition of that permit, landscaping was to be provided by the Park Board in front of and around the pool building. All parties have agreed that now would be an appropriate time for this landscaping to be undertaken. The Board of Parks and Recreation is willing to take responsibility for funding the portion of the landscaping required in the Development Permit for the pool building, while N.I.P. funding is recommended for tree planting along the north edge of the park. This approach is consistent with the N.I.P. Concept Plan for Grandview-Woodland which states as a principle that 'N.I.P. funding should be used to supplement and not replace normal civic government programs which could directly benefit the N.I.P. area'.

The improvements shown in the N.I.P. plans are estimated by the Park Board to cost \$137,350 with a 15% contingency for a total of \$157,950 (Appendix II). The landscaping to be undertaken at Park Board expense will account for \$6,900 of these improvements plus planting shown in the Development Permit drawings but not included in the N.I.P. plan. The N.I.P. funding recommended for this project is therefore \$151,050 including a 15% contingency. The Park Board will carry out the work as soon as this appropriation is approved.

The Director of Planning recommends that Council approve the expenditure of \$151,050.00 from the implementation stage of the Grandview-Woodland N.I.P. (Social/Recreational Account No. 898-9404) for improvements to Templeton Park as described above, with costs to be shared

as follows: C.M.H.C. - \$75,525.00  
 Province of B.C. - \$37,762.50  
 City of Vancouver - \$37,762.50"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Manager's Report, August 25, 1978 . . . . . (BUILDING: A4-6)

INFORMATION

6. Townhouse Applications in  
Conversion Areas

The Director of Planning reports as follows:

"I BACKGROUND

Townhouses have been permitted as a conditional use in the City's RT-2 and RS-2 areas since 1970, subject to RM-1 regulations. The intent of this action was to permit an alternative form of housing in these duplex areas as a comparable density. It was intended that these areas would continue to be predominantly developed with duplexes and conversion dwellings. It was expected that there would be limited take up of this option because of the economic situation at that time.

In 1976, however, planning staff became concerned about the number of conditional use applications for townhouses in RT-2 areas and the number of enquiries received for such development. The Planning Department subsequently undertook a study on the appropriateness of permitting townhouse development in the RS-2 and RT-2 zoned areas of the City. The Planning Department then, as a result, recommended that townhouses be permitted in RT-2 areas subject to suggested criteria. On August 28, 1976, City Council resolved, in part, that the "Director of Planning be instructed to process development permit applications for townhouses in RT-2 areas on the basis of existing design and zoning controls." In order to assess the then pending townhouse Development Permit applications, the Director of Planning used the suggested criteria as a basis for development guidelines. These guidelines together with the Planning & Development Committee minutes of August 12, 1976 are attached as Appendix A.

As part of the Kitsilano Area Planning Program, various parts of Kitsilano's RS-2 and RT-2 areas were rezoned to RT-2A in the fall of 1977. The intent of this schedule is clearly stated: "To encourage retention of the existing residential buildings and to ensure that redevelopment is at a scale that is in keeping with the existing character of the neighbourhood." Guidelines for townhouse development in these areas were approved by City Council and have served as the basis for the Director of Planning's discretion on townhouse applications. These are attached as Appendix B.

The past year has seen a substantial increase in the number of applications for townhouse development, particularly in certain parts of the City. The RT-2 areas around City Hall and the Vancouver General Hospital have had eight applications since 1970, four of which have been in the last 14 months. The newly created RT-2A areas in Kitsilano have had 13 applications within the last year. This number becomes very significant when it is considered that ten (or 80%) of these applications have been within, or adjacent to the small RT-2A area north of 4th Avenue and east of MacDonald Street. All of the above ten applications have been submitted within the last six months.

The applications for townhouses in the north and south 4th Avenue and east of MacDonald RT-2A area and the RT-2 V.G.H./City Hall area are illustrated in Appendices C & D.

The substantial increase of applications for townhouses is of concern to the Director of Planning who is responsible for judging the appropriateness of these projects.

As noted above, the intent of the RT-2A schedule is to preserve housing and permit some incremental increase in density to this two family area through infill, conversions and in some instances, townhouses. The interpretation and lack of clarity of the guidelines and the method of processing applications has caused developers to make applications where it was not intended to permit townhousing.

cont'd....

Clause No. 6 continued

The applicants and number of inquiries with respect to townhousing development in RT-2 areas has given rise to the impact of these projects on their neighbourhoods and the precedent which any approval has on future applications. Further understanding of the character of the RT-2 areas and a review and clarification of the guidelines is important.

It is for the above basic reasons that the Director of Planning is proposing to undertake an analysis to clarify and review existing guidelines affecting the development of townhouses in RT-2 and RT-2A areas.

II CURRENT CONCERN

A certain number of the townhouse applications received were anticipated by planning staff because of preliminary discussions with the applicants and met the intent of the guidelines. However, the number of applications is now much higher than originally anticipated. Particularly, in the area of 4th and MacDonald, the large number of projects, if developed, would have a substantial impact on the existing social and physical fabric. This would be contrary to the intent of the RT-2A schedule.

At this point in time, there is growing pressure on the Planning Department to approve pending townhouse applications. It is felt that a greater understanding of the impact of these projects is needed before consideration is given to the applications. In addition, there is a need for further refinement of the guidelines in order to assist both the development community and civic staff responsible for administering the by-law.

Some of the specific areas of concern are as follows:

- the approval of a limited number of townhouse projects has raised expectations of developers for continuing approval of such projects;
- the guideline referring to the desirability of new projects being dispersed so that social and physical clustering does not occur, has to be more clearly defined for consistent interpretation;
- the 1975 report on "The Economics of Conversion Housing" done by Western Realesearch has pointed out the economic viability of the existing housing. An up-to-date understanding of why the alternative actions such as rehabilitation, conversion and infill have not been explored sufficiently as alternatives to townhouse development is needed;
- many parts of the City are zoned RS-2, RT-2 and RT-2A in which consideration could be given to townhouse development. There is a need to differentiate between these areas;
- the question of appropriate scale and density, particularly between new and old developments needs further consideration.

The Kitsilano Citizen's Planning Committee have reviewed most of the pending townhouse applications. In the majority of instances, it has recommended approval. However, recently, several members have expressed concern over the number of townhouse proposals. In spite of prior approval on an individual basis, after viewing the overall situation, the Committee recommended, on August 16th, that a limit be placed on the number of projects on any given block and that the major criteria for judging townhouse development should be excellence of design and sensitivity to surrounding existing development.

cont'd....

Manager's Report, August 25, 1978 . . . . . (BUILDING: A4-8)

Clause No. 6 continued

III PROPOSAL TO ADDRESS CONCERNS

The Director of Planning proposes to undertake a study in order to review, clarify and revise existing guidelines for permitting townhouses in RT-2 and RT-2A areas. The study would consist of the following aspects:

- a survey of existing RT-2 and RT-2A areas to include an assessment of building type, condition and general character. Community attitudes will be sought through existing community groups;
- an ownership map would be compiled to check on extensive land assembly;
- the guidelines would be reviewed in light of existing development;
- based on survey results, consideration would be given to amending guidelines by area;
- the Director of Planning would report to the Planning & Development Committee his recommendation.

The study would take approximately six weeks to complete and would involve Planning Department staff with possibly some outside specialized consultant's advice. The latter would be minimal and would be paid for out of the Director of Planning consulting fund.

During the study, the Director of Planning will continue to process Development Permit applications for townhouses and based on advice from staff and response from resident notifications, etc. will continue to make decisions on applications.

However, where the processing does not lead into a clear decision, the Director of Planning will defer consideration until further clarification of the guidelines and their effects on the community have emerged from the decisions of Council on the results of the study."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 799

A-5

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Keeping of Chickens at 5515 Rhodes Street

The Director of Legal Services reports as follows:

"After Council considered two motions on the above matter relating to withholding enforcement of the Health By-law, the Mayor requested the Director of Legal Services to report on alternative methods of enforcement of the By-law in this particular instance.

There are two ways of enforcing the By-law.

- (1) The first is to seek a civil injunction in Supreme Court to restrain Mrs. Scafidi from keeping chickens. An action would be commenced in the Supreme Court, a trial held and subsequently an injunction would be issued. Costs could be awarded against Mrs. Scafidi, but such is always a matter of discretion in the Trial Judge.

If an injunction were granted and Mrs. Scafidi refused to get rid of her chickens, she would be in contempt of a Court Order. Council would then have to decide whether to ask the Court to sentence Mrs. Scafidi for being in contempt of Court.

- (2) The second method of enforcing the By-law is to charge her again under the same provisions of the Health By-law. The last charge she faced dealt with a specific offence. The Health By-law does include a section dealing with the committing of the offence of keeping chickens on a continuing basis. That basis provides a fine for each day of the continuing offence being levied against Mrs. Scafidi.

If she were convicted again under the By-law for either a single offence or on a continuing offence basis, while she is still on a Recognizance from the previous conviction, the Prosecutor could bring an application to the original Judge for the purpose of sentencing Mrs. Scafidi under the original offence (sentencing was earlier suspended), as a further conviction would be a breach of a condition of her Recognizance which she entered into for six months from the date of her first conviction.

The most expeditious way to deal with this matter is to lay charges as outlined in (2) above.

The Director of Legal Services awaits your instructions concerning further legal steps you may wish taken."

The City Manager submits the foregoing for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 799

A-6

MANAGER'S REPORT, August 25, 1978 . . . . . (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Sidewalk Cafe

The City Engineer reports as follows:

"The operation of sidewalk cafes throughout the City, being well received by the public, has resulted in an increasing number of requests for both information and permission to operate sidewalk cafes.

The purpose of this report is to present a new application from the Yogurt Company requesting permission to operate a sidewalk cafe in front of their premises at 3143 West Broadway and to assure Council that the guidelines for sidewalk cafes have been conveyed to the applicant.

The Yogurt Company's application has been considered and -

- the proposal is acceptable to the Health Department;
- the location is satisfactory from an Engineering Department standpoint;
- the Supervisor of Properties has determined an appropriate rental rate for the use of City sidewalk.

Accordingly, it is RECOMMENDED that a year to year lease agreement be executed with the Yogurt Company, with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 800

A-7

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION:1. Interest Rates Chargeable on Arrears of Real Property and Business Taxes

The Director of Finance reports as follows:

"Since 1969 the City has been charging interest on arrears of both Real Property and Business Taxes at eight percent (8%) compounded annually as permitted by Sections 415 and 282 respectively of the Charter. During this period interest rates have increased substantially.

Early in 1977 the City sought amendments to the Charter in order to charge interest rates which would more closely reflect the current status of borrowing costs and make it less attractive for taxpayers to, in effect, borrow money from the City at preferential interest rates by allowing their taxes to be in arrears. In July of 1978, the requested amendments were approved and given Royal Assent, and we now have the power to implement them.

Basically, the amendments are that Council may, from time to time, by a by-law passed not later than the 30th day of September in any year, impose an interest rate which will take effect in the year following its enactment. Such interest rate shall not be greater than four percentage points above the prime interest rate prevailing on the 31st day of July of the year of its enactment, as determined from the City's principal bankers. The prime rate on July 31st, 1978 was 9¼%, (9-3/4% commencing August 1st, 1978) and this report is recommending that we establish the arrears interest rate at 12%. The City could set a rate up to 13¼% but we feel that 12% is a realistic rate in comparison with other interest rates.

The reason for seeking these amendments was that inasmuch as our interest rate was less than the current rates charged elsewhere, it was felt that some taxpayers were in fact borrowing from the City (i.e. the taxpayers who pay on time) at the 8% rate rather than paying a higher rate elsewhere. By increasing our interest rate we hope to discourage this practice and reduce the arrears in these two types of tax areas.

If City Council approves the recommendations in this report, then in order to alert all parties concerned, we propose to do the following:

1. Notice of potential arrears are given to all property owners each year who have outstanding taxes as of October 31. This notice is in the form of a confirmation of tax account status sent to applicable property owners by our Internal Audit Division. It is to be a recommendation of this report that a separate notice be inserted with the approximately 8,000 notices mailed in November of this year, alerting the property owners of the increased rate which will be applicable on the close of business on December 31, 1978. (Approximately 2 months notice of increase)
2. Notice to business owners and occupants subject to business tax will be made through the use of a separate newspaper notice in November and by mailing to all potential arrears accounts, a notice advising of the new rate.

SUMMARY

The City must implement the two charter amendments on or before September 30, 1978 in order to increase the percentage rate charged on Real Property and Business Taxes from the current eight percent (8%) to twelve percent (12%). Notification by various means be given to potential arrears accounts of the pending increased rates prior to the actual effective date of January 1, 1979.

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (FINANCE: A7-2)

Clause #1 continued:

RECOMMENDATION

The Director of Finance recommends that:

- A. Council instruct the Director of Legal Services to draw the necessary by-laws to implement the increase in arrears interest rate from 8% to 12% for both real property and business tax arrears effective at the close of business on December 31, 1978, for approval by Council prior to September 30, 1978.
- B. The City Treasurer and Collector include with the Audit Verification notices, which will be mailed in November, 1978, a notification to all accounts having Real Property taxes outstanding, the fact of the increase in arrears rates.
- C. The Acting Director of Permits and Licenses send to all accounts having Business Tax outstanding at October 31, 1978, a notice of the increase in arrears rates. "

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Letter from Township of Spallumcheen

The Director of Finance reports as follows:

"The attached letter has been received from the Township of Spallumcheen, signed by its Mayor, requesting the support of other municipalities in the action of the Township withholding portions of the school requisitions from the particular school district.

Such an action on the part of the City of Vancouver would be illegal and, I believe, it is illegal for other municipal governments in B. C. While we may feel some sympathy for the Township of Spallumcheen, from a purely financial point of view on a percentage basis the Provincial contribution to that school district is far higher than it is to School District #39 in Vancouver. The arguments of the Township Council are also questionable.

Given all these factors, it would not be appropriate, in my opinion, for the City of Vancouver Council to support the Township in its action and I would, therefore, recommend that the communication be received."

The City Manager RECOMMENDS that Council receive the communication from the Township of Spallumcheen.

3. Permanent Staff Position - Construction Division

The Director of the Civic Buildings Department reports as follows:

"The basic work load in the Construction Division has grown consistently over the past few years because of the continuing growth in the inventory of City buildings and the additional areas of responsibility placed on the Division, i.e. co-ordinating capital works projects such as School-Community Centre Complexes, Neighbourhood Buildings, Hostels, Block 35 etc. This in turn generates increased requests and needs in such things as space studies, office alterations and changes or improvements to physical plant. We had anticipated a possible easing of our capital works program, however our projected involvement for the foreseeable future in these programs has shown continued growth.

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (FINANCE: A7-3)

Clause #3 continued:

Since 1975 we have managed to cope with the work by employing temporary staff funded from a variety of sources. Mr. Roger Husband, a temporary Construction Assistant, was hired 22 months ago for this purpose and his tenure has been renewed on several occasions to assist in various other projects that have required additional help. This method of employment is most unsatisfactory, for it places the employee in an insecure position and the Division at a disadvantage because of the possible loss of an employee who has accrued knowledge of City operations.

On March 7, 1978 Council approved additional funds to extend the employment of the temporary Construction Assistant for a six month period expiring August 31, 1978 with the qualification that we would be re-assessing our requirements for a permanent staff position, since a major project, that of the Public Safety Building addition and renovation would be near completion. During this period the work load of the Division was in fact increased by nine major projects thus offsetting the anticipated reduction that will result with the completion of the alterations and additions to the Public Safety Building. The major projects are:

- Block 35 Park
- Renovations to East Health Unit - 2610 Victoria Drive
- New facility at Planetarium
- Laura Secord Gymnasium
- Kiwassa House Renovations
- Block 35 Parking Structure
- Museum & Planetarium Capital Maintenance Program
- Communication Centre at #1 Firehall
- Gastown Parking Garage.

The work the temporary Construction Assistant has been responsible for during the last six months including ongoing projects are:

Office Alterations: City Hall, Health Units, Lease Premises  
 Central & Ferry Hotels - Major repairs to meet regulations  
 and minimum standard requirements of Agreement with C.M.H.C.  
 Victory House - Exterior renovations  
 Britannia Community Centre - Providing storage facilities for ice  
 rink Engineer, ice rink area and pool cashier.  
 Modify men's and women's sauna  
 Library extension  
 Sound insulation in offices  
 Handicapped Requirements - at Queen Elizabeth Theatre  
 The "44" - Exit and Interior alterations  
 1978 Revenue Budget - Proportionate share with the 2 other  
 Construction Assistants of approximately 130 items for  
 other Departments that are the responsibility of the  
 Division.

It is now very evident that to maintain our present level of service, based on our evaluation of the future work load, the temporary position of Construction Assistant, at Pay Grade 25, should be made permanent.

If Council approves the recommendation of this report the necessary funds for the balance of 1978 (4 months) in the amount of \$7,064. for salary and fringe benefits are available within the Division's Salaries, Engineers Janitors Account, #8403/101.

It is recommended the present temporary position of Construction Assistant in the Construction Division be made permanent and the necessary funds in the amount of \$7,064. for the balance of 1978 be transferred from Account #8403/101 to Accounts #8401/1 Salaries and #8401/5 Employee Fringe Benefits."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of the Civic Buildings Department be approved.

A-9

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Proposed sub-lease Dick Building  
Southeast corner Granville & Broadway

The Supervisor of Properties reports as follows:

"City Council on January 27, 1976, authorized the granting of a lease to Pacific Candy Limited of a portion of the ground floor in the City's building at the southeast corner of Granville Street and Broadway known as the Dick Building.

The lease is for a period of ten years teminating December 31, 1985 at a rental of \$1165.00 per month with rental to be reviewed at each two and one half year period.

By letter dated August 1, 1978, John R. LaVan, Solicitor for E. & J. Song Enterprises Ltd., have requested that his client be allowed to sublease the premises from Pacific Candy Ltd. for the balance of the term of this lease. The sublessees intend to carry on the existing candy store business.

The Supervisor of Properties recommends that City Council approve the sub-lease of these premises from Pacific Candy Ltd. to E. & J. Song Enterprises Ltd. for the remaining term of said lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Champlain Heights - Enclave 15

The Champlain Heights Project Manager reports as follows:

August 1st Council authorized the Project Manager to tender Enclave 15 on the basis of a 99-year prepaid ground lease for a 115 unit strata-title housing development.

Tenders were opened August 21st - bids were received from the following companies:

Bancorp Properties Ltd.	-	\$ 575,000.00
Community Builders	-	\$ 759,000.00
Cressey Development Corporation	-	\$ 842,000.00
Intrawest Management Ltd.	-	\$1,257,500.00
Abacus Cities Ltd.	-	\$1,300,010.00

The high bid amounts to \$11,300/unit or \$236,000/acre at a density of 20 units/acre.

The bids have been analyzed and the Project Manager recommends acceptance of the bid submitted by Abacus Cities Ltd. The Director of Finance concurs with this recommendation.

The Project Manager notes that when Council dealt with this matter August 1st the following motion was passed:

"That if a transaction is completed as outlined in this report then an appropriate enclave in Phase II will be changed from a market to a non-market designation."

cont'd.....

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (PROPERTIES: A9 - 2)

Clause No. 2 continued:

If Council approves the recommendation contained in this report then the above-noted change will be made.

In the view of the foregoing, the Project Manager recommends:

- A. THAT the bid from Abacus Cities Ltd. in the amount of One Million Three Hundred Thousand & Ten Dollars (\$1,300,010.00) for a 99-year prepaid ground lease of property known as Enclave 15 Champlain Heights (Lot 17, Block A, District Lot 335, Group 1, New Westminster District, Plan 16662) be accepted and
- B. THAT the Director of Legal Services be instructed to prepare the necessary lease documents.

The City Manager RECOMMENDS that the recommendations of the Project Manager be accepted.

3. Champlain Heights Ground Leases - Assignment of Strata Lots

The Director of Legal Services reports as follows:

"The following ground leases make provision for their conversion under the Strata Titles Act into individual strata lot leases and the ultimate assignment of such leases to the purchasers of the strata lots:-

- (a) Ground lease dated as of 15 March, 1978, between the City and United Properties Ltd. and Bancorp Properties Ltd. by which the City leases to the lessees Lot A, Block A, District Lot 335, Plan 17160;
- (b) Ground lease dated as of 15 March, 1978, between the City and United Properties Ltd. and Bancorp Properties Ltd. by which the City leases to the lessees Lot B, Block A, District lot 335, Plan 17160;
- (c) Ground lease dated as of 11 April, 1978, between the City and Community Builders Ltd. by which the City leases to the lessee Lot A, Block A, District Lot 335, Plan 17170;
- (d) Ground lease dated as of 11 April, 1978, between the City and Community Builders Ltd. by which the City leases to the lessee Lot B, Block A, District Lot 335, Plan 17170;

The assignment of the assignor's leasehold interest in each strata lot must be in the form annexed to the ground leases with such additions, deletions and amendments thereto as are approved by the City. The assignment is required to be executed on behalf of the City.

Section 169 of the Vancouver Charter provides that instruments to which the common seal is required to be affixed must be signed by persons designated for the purpose by Council or if there is no designation they shall be signed by the Mayor and the City Clerk. There could be a delay in completing the sale of the strata lots if the signatures of both the Mayor and the City Clerk had to be obtained. A request has been made for a procedure which would expedite the execution of the assignments. The procedure hereinafter recommended was adopted by Council on 21 June, 1977, in respect to the assignments of leasehold interests in strata lots made under certain False Creek ground leases.

cont'd.....

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (PROPERTIES: A9 - 3)

Clause No. 3 continued:

It is recommended that the Director of Legal Services, or in his absence, an assistant Director, be authorized to sign on behalf of the City of Vancouver the assignments of the leasehold interests in the strata lots made under the provisions of the ground leases enumerated above and affix the seal of the City of Vancouver thereto; such assignments shall be in a form approved by the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

4. North Services District Centre  
1720 Grant Street, License Agreement  
with the Department of Human Resources

The Supervisor of Properties reports as follows:

"On July 25, 1978, City Council authorized the Supervisor of Properties to renew the Lease of the North Services District Centre with the owners for a period of five (5) years as provided for in the original five year lease.

The City originally occupied the building with Health and Welfare personnel on July 1, 1973. Subsequently, due to the Provincial Government take-over of the welfare function, City Council, (March 11, 1975), agreed to the granting of a License Agreement to the Vancouver Resources Board to occupy the required space in this building. The original License Agreement fee to the Vancouver Resources Board was set at \$7.00 per square foot and was applied to the Board's net office space plus its proportionate share of common and shared space. The resulting fee was considered adequate to cover the City's costs respecting the V.R.B. occupation.

This License Agreement expired on June 30, 1978. Negotiations have been in progress since March 1978. However, due to the discontinuance of the Vancouver Resources Board and also the creation of a new Provincial Government Crown Corporation, the British Columbia Building Corp., negotiations respecting the terms of a new License Agreement have been necessarily protracted.

A comparison of the space now occupied by the Health Department staff and that occupied by the Department of Human Resources indicates that each function occupies 50 percent of the net square foot area.

Investigation into the total costs to the City respecting this building has confirmed that the original license fee charged to the Provincial Government (Vancouver Resources Board) is now not sufficient to cover the City's expenses on the Government's behalf.

Representatives of the British Columbia Buildings Corporation have now confirmed that the Corporation would agree to a new License Agreement on the following terms:

TERM:	5 years
BASIC FEE:	\$12.00 per square foot
SQUARE FOOTAGE ALLOCATED (NET AREA):	6,134 square feet

cont'd.....

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (PROPERTIES: A9 - 4)

Clause No. 4 continued:

ANNUAL FEE: \$73,608.00

EFFECTIVE DATE: July 1, 1978

In order to protect the City from unforeseen increases in costs respecting this building in any given year, the B. C. Building Corporation has agreed to share any additional costs over and above those which are covered by the annual fee. The basis of the sharing of any additional costs would be 50 percent to the City and 50 percent to the Provincial Government.

All other terms and conditions of the License Agreement to remain the same as the original Agreement.

It is, therefore, recommended that the Supervisor of Properties be authorized to enter into a License Agreement with the Provincial Department of Human Resources on the foregoing basis to be subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Rental Review and Consent to Assignment  
of Lease - 1484 West Broadway

The Supervisor of Properties reports as follows:

"The property known as 1484 West Broadway, Dick Building is presently leased to Broadway Gourmet Place Restaurant Ltd. for a period of ten years to December 31, 1985, with a rental review every two and one half years.

Negotiations have now been finalized and the lessee has agreed to a rental increase from \$898.50 to \$1,086.00 as of July 1, 1978.

The Supervisor of Properties is of the opinion that the suggested rent is realistic and in accordance with the terms of the agreement.

A request has also been received from Broadway Gourmet Place Restaurant Ltd. to assign the subject lease to Jona Enterprises Inc. for the remaining term of the lease.

It is recommended that the rental of the above premises be increased from \$898.50 per month to \$1,086.00 per month effective July 1, 1978 and that the foregoing request of Broadway Gourmet Place Restaurants Ltd. to assign the subject lease to Jona Enterprises Inc. for the remaining term expiring December 31, 1985, be approved subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (PROPERTIES: A9 - 5)

6. Victory House - Additional Repairs

The Director of the Civic Buildings Department reports as follows:

"In a report to Council on October 18, 1977 it was pointed out that the City has responsibility for costs incurred for structural, roof, and foundation repairs to the Victory Hotel, now called Victory House. \$6,000. was approved by Council in October, 1977 for various work items including a small allowance for repairs to the window sills facing Powell Street. \$18,000. was approved for roof repairs and related expenses in January, 1978 making a total \$24,000. of approved funds. Substantial savings were effected in the roofing contract and other areas of the exterior renovation and \$13,000. is unexpended from already approved funds.

The repairs to the window sills were found to be more complex than originally anticipated and beyond the scope of the St. James Social Service Society work force. A contractor, Allan & Viner Construction Ltd. was employed by St. James Social Service Society under the direction of Civic Buildings Department. When work commenced we were in a position to observe that the lintels over the window openings were also in a poor condition and a serious hazard existed. It was decided to immediately proceed with repairing the lintels from funds available in the general account.

In the process of removing the necessary bricks above the second storey lintels it was discovered that all the brick veneer above this level was insecure, and this has now been removed. In addition to this, the brick window jambs at both the second and third floors are inadequately anchored to both the back-up wall and the remaining veneer. It is now apparent that all of the brick veneer should be removed and reinstalled, properly anchored to the supporting wall which is of sound masonry construction.

The cost to do this will be \$22,100. including \$5,600. already committed on this item of work. \$2,500. of other exterior and architectural work remains to be completed making a total requirement of \$24,600.

With \$13,000. unexpended in the account, this leaves a deficit of \$11,600. Accordingly, allowing \$400. for further unforeseen expenses \$12,000. is required to complete the contract. This is requested in the recommendation below.

The Director of Finance advises that the additional funds requested would be provided from the 1978 Supplementary Capital Budget. The present status is as follows:

Unallocated	\$198,437.21
Reserve For Kiwassa Streets	\$164,250.00
	<hr/>
Balance not including this report	\$ 34,187.21

It is recommended that Council approve the appropriation of \$12,000. for completion of the removal and replacement of the brick veneer and that the funds be provided from the 1978 Supplementary Capital Budget."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 800

B

MANAGER'S REPORT

August 24, 1978

TO: Vancouver City Council

SUBJECT: Authority to Start Construction -  
Phase 2, Area 6, False Creek

CLASSIFICATION: Recommendation

Purpose

To report on financing and marketability and request authority for start of construction for the first units of Phase 2.

The Development Consultant, has submitted a report dated August 10, 1978, summarized as follows:

"-H. Haebler Co. Ltd. is applying for a Development Permit for the market condominiums in Parcel 1 and will start construction as soon as approvals are received.

-The Broadway Pentecostal Benevolent Association has applied with us for approval and are awaiting word from Victoria. Construction will not start until next year.

-The sponsors for the non market dwellings (98 Par Value Co-operatives and 87 Non-Profit Rental) have firm prices and are prepared to start construction as soon as CMHC approve the financing. The report demonstrates marketability and affordability and identifies the number of future residents who have applied to live there.

-To bring the prices in line with affordability and CMHC's guidelines, we recommend land values for the non market dwellings be set at a price to recover costs, as required by current City policy, which is below the two thirds comparable market value.

Recommendations

The False Creek Development Consultant recommends as follows:

- A. The minimum land values for a sixty year prepaid ground lease be set as follows for construction starting in 1978:

Par Value Co-operative on Parcel 2	\$415,320
Par Value Co-operative on Parcel 3A	\$415,320
Non-Profit Rental Project on Parcel 4	\$649,440

Recognizing that should the square footages reported here increase, then the lease values will also increase.

- B. Council request the Development Consultant and Director of Finance in consultation with the Director of Legal Services to establish for the Par Value Co-operatives and Non-Profit Rental project, the ground lease terms for discussion and agreement with CMHC and the Sponsors and for report back to Council.
- C. Start of construction of the Par Value Co-operatives and the Non-Profit Rental project in Phase 2 be authorized subject to confirmation by CMHC that the programs and mortgage insurance are approved, subject to the City Manager being satisfied that lease negotiations will be concluded, and subject to issuance of a Development Permit and Building Permit.

cont'd....

-2-

- D. Start of construction of the park and the continuation of construction of the services coincidentally with the Co-operatives and Non-Profit Rental project be approved within the approved 1978 Capital Budget for Area 6, Phase 2 in the amount of \$2,883,537, subject to the Director of Finance and City Manager approving the detailed appropriation of funds.
- E. The start of construction of the market condominium development on Parcel 1 by H. Haebler Co. Ltd. be authorized subject to issuance of a Development Permit and Building Permit and finalization of lease negotiations. "

The City Manager RECOMMENDS that the recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 801

C

MANAGER'S REPORTDATE August 3, 1978

TO: Vancouver City Council

SUBJECT: Central Waterfront - Official Development Plan

CLASSIFICATION: RECOMMENDATION

---

The Director of Planning reports as follows:"PURPOSE

This report sets out a range of action options for City Council with respect to the proposed rezoning of the Central Waterfront Area. It further recommends adoption of the draft Central Waterfront Official Development Plan, as a By-law to form part of the Zoning procedures of the City.

BACKGROUND

The historic development of the Central Waterfront planning process and its recent history are documented in Appendix A.

On June 13, 1978, Council approved the Planning and Development Committee's recommendation:

"THAT the Committee continue to meet informally to discuss alternative approaches that could be taken to implement the waterfront plan, consulting with property owners on any decisions; after which a meeting be arranged with the GVRD Planning Committee and the Standing Committee on Planning and Development to discuss the City's proposals for the Central Waterfront."

On July 27, 1978, an informal shirtsleeves session was held between Council members and Planning staff to discuss various options for implementing the draft Central Waterfront Official Development Plan. The general feeling of Council members was that positive action should be taken to upgrade the current dilapidated conditions of the Central Waterfront. The matter was referred to City Council for discussion and decision.

OUTSTANDING ISSUES

A report - "Central Waterfront - Residential and Open Space Policy Review" - was forwarded to the Planning and Development Committee for consideration on April 13, 1978, providing analysis of the proposed Residential and Public Open Space Policies contained in the draft Official Development Plan (see Appendix D). No decision was reached by the Committee and these two issues remained unsolved. Subsequently, National Harbours Board officials have expressed concerns regarding:

- a) Residential compatibility in the Central Waterfront, noting that the NHB is not prepared to take advantage of the residential bonus in its future development. Furthermore, NHB officials raised concerns over possible residential development on Marathon properties in terms of compatibility with port and rail functions, although Marathon Realty had indicated a desire to keep the residential option open.
- b) The Director of Planning's recommendation to amend the draft Official Development Plan to require future development to provide public open space equivalent to at least 40% of the development area. NHB officials' are of the opinion that the requirement is too rigid and should be more open to interpretation. However, it should be noted that the proposed NHB Central Waterfront Plan could easily accommodate the 40% open space requirement through further development of the proposed roof area. Currently, NHB officials have suggested wording to the effect that "each development should strive to provide public open space equivalent to at least 40% of the development area". The Director of Planning is agreeable to such a wording change.

It should be noted that Marathon Realty had also indicated its concern over the 40% open space requirement together with a number of specific details in the draft document. Marathon officials suggested that, in order to provide better flexibility, no specific quantitative open space requirement should be included.

However, in spite of these outstanding issues, both NHB and Marathon Realty had indicated their general support for the draft Official Development Plan.

#### CENTRAL WATERFRONT OPTIONS

A range of options that Council could take with respect to the current draft Central Waterfront Official Development Plan and a brief analysis of the implications of these options are described below.

- Option #A            Leave Central Waterfront zoning as is and do nothing.*
- would indicate no commitment by the City to redevelop the Central Waterfront
  - no serious planning and redevelopment implementation anticipated by the property owners. The Central Waterfront could remain in present condition.
- Option #B            Adopt draft Official Development plan as reference material only.*
- would indicate the City's long range objective to redevelop Central Waterfront
  - should anticipate no serious planning and redevelopment implementation by property owners in the near future due to lack of legal status of O.D.P.
- Option #C            Adopt draft Official Development Plan as official Policy Plan with intent to rezone at a later date.*
- would indicate a stronger commitment by the City to redevelop the Central Waterfront
  - could stimulate serious planning by property owners but not likely to prompt redevelopment implementation until rezoning completed
- Option #D            Modify draft Official Development Plan for partial rezoning (most likely to rezone N.H.B. portion first)*
- would indicate City commitment to redevelop a portion of the Waterfront
  - rezoned portion would benefit and development would proceed while the remaining area would be left in limbo
- Option #E            Assuming City Council can agree on concerns, modify draft Official Development Plan to accommodate concerns and proceed with rezoning*
- primarily dependent on nature of modifications. If minor and agreeable to property owners, could stimulate serious planning and early redevelopment implementation
- Option #F            Adopt draft Official Development Plan and proceed with rezoning*
- would indicate definite City commitment to redevelop the Central Waterfront
  - would stimulate serious planning and early redevelopment implementation by property owners

More comprehensive analysis of the effects of these options are documented in Appendix B and C.

### Comments of the City Engineer

The City Engineer is anxious to have some form of rezoning implemented so that projects on the waterfront can proceed. However, he feels that it is impractical to proceed without N.H.B. agreement as they are the major participant in the waterfront.

### CONCLUSION

In summary, the Planning analysis indicates that Option F - "Adopt draft Official Development Plan and proceed with rezoning" - would be most beneficial to all the concerned parties and would implement the City's aspirations for the Central Waterfront. This option would include further clarification including the National Harbours Board officials' suggestion regarding 40% open space as discussed above, and industrial reference clarifications agreed to with the Economic Development Officer.

With regard to the current draft Central Waterfront Official Development Plan, all the concerned parties have indicated their support, in principle, excepting that National Harbours Board officials do not agree with the Residential and Public Open Space recommendations as stated. These outstanding issues and the position of Marathon Realty are described above. Further resolution of specific details of the draft O.D.P. would likely involve compromise by one or other of the major interest groups. Such further resolution could take place during the rezoning process and therefore should not delay the start of such process.

### RECOMMENDATIONS

The Director of Planning recommends:

1. That the Director of Planning be instructed to make application to rezone the land and water area comprising the Central Waterfront area from a predominantly M-2 industrial area to CWD (Central Waterfront District).
2. That consideration of such rezoning application and the draft Central Waterfront Official Development Plan dated February 9th, 1978, (amended as for Option F) be referred to a Public Hearing.
3. That the Greater Vancouver Regional District Board be requested to give thirdreading to the application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from "industrial" to "urban" concurrently with enactment of the Central Waterfront District Zoning By-law and the Official Development Plan By-law.
4. That the Chairman of the Planning and Development Committee and the Director of Planning be requested to attend the Greater Vancouver Regional District's Planning Committee meeting of September 6, 1978 to explain the proposed Central Waterfront Official Development Plan."

The City Manager notes that both Marathon and the National Harbours Board believe that progress toward rezoning and redesignation is necessary. As indicated in their letter, the National Harbours Board would prefer selective rezoning, (Option D) but are, with reservations, prepared to accept proceeding to Public Hearing (Option F). Marathon has significant reservations about some aspects of the proposed zoning, but is also prepared to see it proceed to Public Hearing. The general issues of particular concern are open space, residential use, and preservation of street ends. If Council wishes to make changes in any of these areas, it would be desirable to make these now, rather than refer the matter back for further Committee discussion. However, the City Manager believes in view of the heavy commitment of time by all parties on this matter and the extent of agreement obtained, that Council should refer the matter to Public Hearing.

The City Manager RECOMMENDS approval of the recommendations of the Director of Planning.

D

MANAGER'S REPORTDATE AUGUST 24, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Soft Rock Cafe, 1921 West 4th Avenue

CLASSIFICATION: RECOMMENDATION

On August 15, 1978 City Council passed the following recommendation of the Community Services Committee:

- A. THAT Mrs. Patricia Fiedler be informed to immediately cease all musical entertainment in the Soft Rock Cafe between the hours of 10:30 p.m. and 9:00 a.m. the following day.
- B. THAT upon completion of the proposed alterations to the satisfaction of the City Building Inspector, that the Medical Health Officer conduct tests to determine what effect the alterations have on the noise levels. If the noise problem has been curtailed, then musical entertainment be permitted beyond 10:30 p.m. with the approval of the Community Services Committee on a trial basis. If, following the trial period, the noise is still at an unacceptable level, the operating hours be cut back to 10:30 p.m.
- C. THAT Mrs. Fiedler be notified that unless strict control is placed on the use of the fire escape door and stairway and/or the stairway enclosed, then musical entertainment must cease at 10:30 p.m. each day regardless of the effects of the other alterations.
- D. THAT the Medical Health Officer continue to monitor the sound volumes emanating from the Soft Rock Cafe after 10:30 p.m.

The Acting Director of Permits and Licenses reports as follows:

"The Deputy Chief License Inspector visited the premises at 11:30 p.m. on Wednesday, August 16, 1978, and a 3 or 4 piece band was in the process of putting away their musical instruments. One of the owners, Elizabeth Coleman, was notified at this time that all musical entertainment must cease at 10:30 p.m. as instructed by Council.

On Sunday morning, August 20, 1978 at 12:10 a.m. the Police called at the premises and found a 4-5 piece band playing. Elizabeth Coleman informed the Police officer the band would continue to play until 1:00 a.m. She also told the officer she would like the problem brought out into the open such as court proceedings.

A further inspection was carried out at 11:00 p.m., Tuesday, August 22, 1978 at which time musical entertainment was being provided by a singing guitar player.

The owners have installed an air ventilating system which now enables them to close the windows on the west side of the building and still have ventilation. What effect the closed windows has had on the sound emanating from the premises, when a loud band is playing, has not been determined by the Health Department. The singing guitarist (with amplifiers) could be heard faintly from the lane even with the windows closed.

Since the operators of the Soft Rock Cafe have not complied with Council's instructions to cease musical entertainment at 10:30 p.m. I RECOMMEND Patricia Fiedler and Elizabeth Coleman be requested to appear before Council to show cause why their restaurant license should not be revoked."

The City Manager RECOMMENDS that the recommendation of the Acting Director of Permits and Licenses be approved,

E

CITY MANAGER'S REPORT

August 24th, 1978

TO: Vancouver City Council

SUBJECT: Greater Vancouver Regional District's  
"INDUSTRY AND THE LIVEABLE REGION"

CLASSIFICATION: RECOMMENDATION

Following the informal meeting of Council on July 31st, 1978 full consideration of the GVRD's report on "Industry and the Liveable Region" was deferred in order that a joint report to Council from the Finance and Planning Departments could be prepared.

Extensive discussions have been held between the affected departments, as outlined in the attached comprehensive report from the Director of Finance, Director of Planning and the Economic Development Officer, and they have reached agreement on a set of recommendations. The City Manager submits the following summary of their recommendations for amendment to the proposed GVRD position:

A. Recommendation (1)

"That the guidelines (as outlined on page 2A of the attached report) be adopted by the Board as regional guidelines for the planning of industrial development in the region and in considering amendment proposals to the Official Regional Plan affecting Industrial (IND) designation."

B. Recommendation (2)

"That this recommendation of the Sub-Committee be deleted."

C. Recommendation (3)

"That the member municipalities be encouraged to establish programs to achieve at least the industrial employment increases in the Table on page 3A of the attached report."

D. Recommendation (4)

"That the industrial land requirements set out in the Table on page 4A of the attached report be recommended to the municipalities as a set of objectives for 1986 industrial land needs and that municipal councils be asked to reserve this amount of land as a minimum in their Official Community Plan and zoning by-laws for industrial purposes. Furthermore, that the municipalities be encouraged to initiate, whenever appropriate, programs for the industrial redevelopment of existing industrial areas with a view to increasing their utilization and productivity."

E. Recommendation (5)

"That because increased industrialization may mean more industrial wastes, the Board request the Water and Waste Committee, in conjunction with the municipalities, to vigorously pursue steps necessary to assure greater control of industrial waste water standards at the source."

F. Recommendation (6)

"That in order that industrial interests have up to date information on the availability and location of those industrial sites in the region ready for development, the Map of Priority Industrial Areas as outlined on page 4B of the attached report be updated and then kept current and available for distribution to interested groups."

G. Recommendation (7)

"That the Industrial Sub-Committee be requested to continue functioning and to work with the staffs of the municipalities and GVRD in evaluating the future industrial potential of the sites listed in the Table on page 5A of the attached report and report further through the Planning Committee to the Board on additions to the supply of industrial land required for the longer term needs."

H. Recommendation (8)

"That in respect to industrial sites listed in the Table on page 5B of the attached report, the appropriate member municipalities be requested to propose amendments to the Official Regional Plan to redesignate all or part of these areas to more appropriate designations."

I. Recommendation (9)

"That the GVRD Industrial Sub-Committee Recommendation 9 outlined in the attached report be approved."

J. Recommendation (10)

"That the GVRD Industrial Sub-Committee recommendations 10(a) and (b) be approved together with the addition of the following:

(c) Consideration be given to the formation of a Greater Vancouver Economic Development Council (GVEDC) (as the suggested industrial development co-ordination body) which would consist of the key municipal employees directly involved in economic development on behalf of each community with the GVRD providing the secretariat, and

(d) the GVRD encourage the municipal employees referred to in (c) above to commence meetings on an ad hoc basis.

Noting the City Engineer's concerns with respect to the City's proposed recommendation (11), the City Manager suggests a modification as follows:

K. "That the GVRD Planning Department, in cooperation with other affected agencies or departments, undertake an extensive investigation into the regional goods movement system and that the final project definition recognize the existence of the Goods Movement Study now in progress and complement rather than duplicate previous work."

(Underlining denotes amendment proposed by City Manager)

L. Recommendation (12) - Proposed by the City

"That the GVRD review the port reorganization under the proposed Canada Ports Act as it relates to the port of Greater Vancouver."

Following Council's consideration of the foregoing recommendations, the City Manager submits the following:

- M. "That the GVRD be advised that the City of Vancouver concurs with the GVRD's desire to stimulate the Region's industrial sector by assisting and supporting the member municipalities and that the City of Vancouver's position as adopted this date be considered by the GVRD Board at their meeting on August 30th, 1978."

The City Manager RECOMMENDS approval of the preceeding recommendations of the Directors of Finance and Planning and the Economic Development Officer

FOR COUNCIL ACTION SEE PAGE(S) 801

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

JULY 27, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, July 27, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Brown, Chairman  
Alderman Gerard  
Alderman Gibson  
Alderman Marzari

ABSENT : Alderman Puil

COMMITTEE  
CLERK : G. Barden

CONSIDERATION

1. Grant Request - Boys & Girls Clubs of Greater Vancouver  
- to recover Development Costs Related to Proposed New  
Club Building at 12th Avenue & St. Catherines Street

The Committee considered a Manager's Report dated July 10, 1978, (circulated) wherein the Director of Social Planning reported on the grant request from the Boys and Girls Clubs of Greater Vancouver to recover development costs related to the proposed new Club building at 12th Avenue and St. Catherines Street.

In September 1976, Vancouver City Council approved the Mt. Pleasant NIP Concept Plan which contained an appropriation of \$250,000 for construction of a new Boys and Girls Club building at 12th Avenue and St. Catherines Street. Several alternative locations were subsequently suggested by City Departments and a Citizens' group as a result of controversies surrounding the choice of a site pushed for and finally gained approval to locate the Club near Robson Park.

Mr. H.W. Haberl, Chairman, Kivan Building Committee, and Mr. Hickey, Executive Director, Boys and Girls Club of Greater Vancouver, advised that Dominion Construction had very generously drafted plans at no cost for the original site at 12th Avenue and St. Catherines Street and he felt they could not ask them to repeat this offer for the second site without reimbursing them for the costs of the first plan. The Clubs are left with certain costs incurred by proceeding with plans for the first site and therefore requested the City to reimburse them to the extent of \$13,158.14 as follows:

Preparing building and site plans by Dominion Construction (at cost)	\$12,066.14
Cost to Boys' and Girls' Clubs	
- development permit fee	515.00
- site sign	577.00
TOTAL	\$13,158.14 =====

...../2

Report to Council  
 Standing Committee on Finance & Administration  
 July 27, 1978 . . . . . (I-2)

Clause #1 continued:

The Director of Social Planning felt that the City was not totally responsible for all of the delays but the Club had done everything possible to accommodate the various positions taken by City Departments and City Council. They were mainly delayed because of a large Citizens Committee which wanted them located at Robson Park instead of 12th Avenue and St. Catherines Street. He felt they were entitled to some compensation and recommended 50% reimbursement of their costs, being \$7,125.07.

Following discussion, the following motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION:

THAT the Vancouver City Council approve a grant of \$13,158.14 to the Boys and Girls Clubs of Greater Vancouver to cover the costs of development permit fees and site sign erection costs and cost of site and building plan preparation fees for the 12th Avenue and St. Catherines Street.

(Alderman Brown and Alderman Marzari opposed)

2. Relocation of Fire Dispatch Centre

The Committee considered a Manager's Report dated July 14, 1978, (circulated) wherein the Fire Chief and the Chief Constable reported on the proposed relocation of the Fire Dispatch Centre from the present location at 3637 Cambie Street to the Communication Centre in the Public Safety Building at 312 Main Street, the plans for which were developed by the Engineering Department as a result of the recommendation in the Systech Report of 1971.

The report outlines problems with space requirements, Union conflict, supervision of fire alarm operators at the Communication Centre and recommends an alternate Fire Dispatch Centre location at Fire Hall No. 1. The report includes construction and relocation costs and summarizes advantages and disadvantages of relocating Fire Dispatch to No. 1 Fire Hall as follows.

- (a) The relocation of the Fire Dispatch to No. 1 Firehall would offer the following advantages:
  - (i) The Communications Division of the Fire and Police Departments will have space for expansion. The Police Department will have the potential for expansion to a regional Communications Centre if such a move is recommended by the B.C. Police Commission. The Fire Department will also have the Fire Dispatch Operations in a location that allows for expansion when needed. The construction cost would be shared equally by the needed general office expansion and the Fire Dispatch Centre.
  - (ii) To house both Emergency Dispatch Centres under the same roof will make them extremely vulnerable to picketing or damage due to fire, or vandalism. The Police Department, by nature of its authority, is subject to public demonstration and disturbance. If Fire Dispatch Operations are located within the 911 Centre, any such disturbance would involve the Fire Dispatchers needlessly.
  - (iii) At No. 1 Firehall, direct supervision can be exercised over the Fire Dispatchers by the senior administrators.

Report to Council  
 Standing Committee on Finance and Administration  
 July 27, 1978 . . . . .

(I-3)

Clause #2 continued:

- (iv) Union conflict due to different workloads and working conditions should be minimized.
- (v) Relief manpower for the Fire Dispatchers would be available from firefighters on duty at No. 1 Firehall. Also, training of relief dispatchers can be accomplished while firefighters are on duty.
- (b) The disadvantage of relocating the Fire Dispatch to No. 1 Firehall is:
  - (i) Relocation cost of \$320,500.

The Fire Chief, Chief Constable and Inspector Cocke attended the meeting and spoke to the report.

It was reported that experience of the Police Department with the Communications Centre operation indicates that the introduction of the fire dispatch operation into the Centre will not achieve the harmonious results projected by the Systech Report and the Engineering report, but will precipitate a sensitive labour and inter-departmental problem into a critical situation. The Chief Constable advised that it is expected that the Communication Centre may go regional with the 911 Emergency Number and accept calls from neighbouring municipalities. This would require expansion of the Communication Centre.

The need for two separate dispatch centres was questioned and why civilians could not be used. The Fire Chief reported that the fire dispatch is a very complex system requiring proper utilization of fire equipment which Police or civilians are not trained for, and vice versa, the Fire Department does not have the capabilities of determining Police priorities. The Chief Constable advised that 2/3 of their staff are civilians under police supervision.

The Director of Finance stated that he felt it would be a short-sighted approach to put the two centres together. There is a need for space and expansion in the future and it would cost more money to build later. The funds for the Communication segment of the 1971-75 Capital Plan would be provided on the basis that the proceeds from the sale of the existing fire alarm centre at 3637 Cambie Street would be allocated to the new Communication Centre at 312 Main Street. In the 1977 basic Capital Budget \$307,800 was appropriated for the Fire Dispatch Centre to be relocated from the Fire Alarm building at 3637 Cambie to the new Emergency Communications Centre at the Public Safety Building. This funding was comprised of the balance of \$207,800 from the 1971-75 Capital Plan and \$100,000 from the 1977-81 Capital Plan. The funds now required are in addition to the \$307,800 already provided. The property at 3637 Cambie Street is now estimated to be valued at \$600,000 and could be sold to the Property Endowment Fund for the required amount of \$400,500 with the proviso that any balance remaining from the total funding of \$695,800, after completion of this project, be returned to the Property Endowment Fund.

Following discussion, it was

RECOMMENDED

- A. THAT the Fire Dispatch Centre be located at No. 1 Firehall.
- B. THAT concurrent with the move, the operational responsibility for the Fire dispatchers be transferred from the Engineering to the Fire Department.

Clause #2 continued:

- C. THAT the present Fire Alarm property at 3637 Cambie Street be sold to the Property Endowment Fund for \$400,500 and these funds be appropriated for the construction and engineering costs of the new Fire Dispatch Centre at No. 1 Firehall, and that any funds remaining upon completion be returned to the Property Endowment Fund, all subject to approval of the Property Endowment Fund Board.
  
- D. THAT the City Architect be instructed to follow normal procedures to report back to Council on selection of an architect to design the facility.

The meeting adjourned at approximately 5:40 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 202

## II

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

AUGUST 3, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, August 3, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Brown, Chairman  
Alderman Gerard  
Alderman Gibson  
Alderman Puil

ABSENT : Alderman Marzari

COMMITTEE  
CLERK : E. Bowie

RECOMMENDATION

1. Grant Request, \$3,945  
Vancouver Co-operative Radio

The Committee had for consideration a grant request (circulated) from the Vancouver Co-operative Radio in the amount of \$3,945.00. This grant would be for a period of one year and would be used to co-sponsor, in conjunction with the listeners of Vancouver Co-operative Radio the broadcast "Live from City Hall".

The Director of Social Planning, in a memo dated July 25, 1978, advised that as the program does not meet the criteria for either cultural or community service grants, it was being forwarded directly to the Standing Committee on Finance and Administration for consideration.

Ms. Sheila Fruman and Mr. Steve Waddell of Co-operative Radio were present and spoke to this grant request. Ms. Fruman pointed out that "Live from City Hall" has been broadcast on Co-operative Radio for the past one and a half years and audience response has indicated that the broadcast of Council meetings serves a strongly felt need in the community.

Over the past four years that Co-operative Radio has been in existence funding has been received from the Federal Government, the Provincial Government, various foundations and agencies and from station sponsored-events. She went on to say that "Live from City Hall" has three main goals:

- (a) To de-mystify the process of civic government by making it understandable and available to the general public. "Live From City Hall" provides Vancouver residents with a unique opportunity to learn more about their city and its government.
- (b) To stimulate interest and to increase citizen participation. Information is a powerful ally in dealing with problems, and by listening to "Live From City Hall", Vancouver residents will be better equipped to present their own concerns to their elected officials. To a "Live From City Hall" listener, City Hall will never be perceived as a foreboding, complex institution beyond the reach of the average citizen, but as an

Part Report to Council  
 Standing Committee on Finance and Administration  
 August 3, 1978 . . . . . (II-2)

Clause #1 continued:

accessible, and even sometimes friendly, place where ordinary people's concerns get a full hearing.

- (c) To provide Vancouver citizens with a means of independently evaluating the performance of their elected officials. By hearing the whole story on "Live From City Hall" more Vancouver residents will be able to intelligently cast their votes on election day.

In reply to a question from the Committee, Ms. Fruman replied that although no survey had yet been taken on the actual number of people listening to the station, there were currently 2,500 persons who had memberships at \$2.00 each. These persons also pay a small annual fee of \$12.00.

The grant would be used to pay a part-time technician for 5 hours each week that the broadcast originates at a rate of \$8.00 per hour. The technician is responsible for the transporting of essential equipment, set-up and operation during the broadcast.

After some discussion, the Committee

RECOMMENDED

- A. THAT the request for a grant in the amount of \$3,945 from Vancouver Co-operative Radio for its broadcast "Live From City Hall" be approved for one year.
- B. THAT the source of funding be from "Other Grants" appropriation.

(Ald. Puil wished to be recorded as opposed).

2. Cultural Grant Requests

The Committee had for consideration a Manager's Report dated July 26, 1978 (copy circulated) in which the Director of Social Planning reports as follows:

"In March of 1978, City Council approved \$543,595 as the 1978 Civic Cultural Budget, and allocated \$532,752 of that amount to various cultural organizations. This leaves \$10,870 for additional grant requests."

Listed in the report are five additional grant requests totalling \$33,755 as follows:

Arts Club Theatre	\$11,090
Metro Communities Council	\$ 1,500
National Youth Orchestra	\$ 6,420
The Vancouver Playhouse	\$13,745
Sculptors Society of BC	\$ 1,000

Also presented at the meeting was a grant request from the Vancouver Women's Video and Film Festival of an unspecified amount (copy circulated).

As the total amount unallocated in the 1978 Civic Cultural Grants is \$10,870, the Director of Social Planning recommends approval as follows:

Part Report to Council  
 Standing Committee on Finance and Administration  
 August 3, 1978 . . . . . (II-3)

Clause #2 continued:

- (a) The Arts Club, \$4,000 for rental of the Queen Elizabeth Playhouse.
- (b) The National Youth Orchestra, \$2,540 for rental of the Orpheum Theatre.
- (c) The Vancouver Playhouse, \$4,330 for rental of the Queen Elizabeth Playhouse.

After discussion, the Committee

RECOMMENDED

- (A) THAT a grant in the amount of \$4,000 to the Arts Club for rental of the Queen Elizabeth Playhouse be approved.
- (B) THAT a grant in the amount of \$2,540 to the National Youth Orchestra for the rental of the Orpheum Theatre be approved.
- (C) THAT a grant in the amount of \$4,330 to the Vancouver Playhouse for rental of the Queen Elizabeth Playhouse be approved.
- (D) THAT grants to the Metro Communities Council, the Sculptors Society of B.C. and the Vancouver Women's Video and Film Festival be not approved.

(Ald. Puil wished to be recorded as opposed to recommendations (A) and (C))

The meeting adjourned at approximately 4:50 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 802-803



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

---

August 10, 1978

A meeting of the Standing Committee on Transportation was held on Thursday, August 10, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:35 p.m.

PRESENT: Alderman W. Kennedy, Chairman  
D. Bellamy  
M. Ford

ABSENT: Alderman M. Harcourt  
H. Rankin

COMMITTEE CLERK: J. Thomas

1. Delegation Regarding Traffic Problem: Thirty-third Avenue and Arbutus

A delegation representing residents in the area adjacent to the intersection of 33rd Avenue and Arbutus Street, addressed the Committee in support of their petition (circulated) concerning traffic problems in the area.

Mr. E. T. Linnell and Mr. R. Lund described the geographical aspects of the intersection whereby the convergence of three grades at 33rd and Arbutus challenged motorists to accelerate up or down the hills at excessive speeds. Many ran the traffic lights rather than slow down. Residents in the area felt a hazardous situation existed, and requested protection by the adoption of the following measures:

- clearly discernible signs to traffic moving in both directions on these grades, warning of speed limits and radar control.
- periodic policing, for a limited period, once or twice a month, and the issuance of speeding tickets to offending motorists.

Mr. Linnell suggested police surveillance should be conducted weekdays between the hours of 7:30 to 9:00 a.m., and 3:30 to 6:30 p.m.

Staff Sergeant K. McLarty, Police Traffic Division, advised the accident rate at the intersection was relatively light, however, during a two-week survey, sixty speeding tickets had been issued, thus indicating the residents' concerns were well founded; speeds in excess of 100 km/h were recorded. The ticket-writing did not appear to diminish the incidence of speeding violations. The Police Department representative advised the points system of enforcement did not appear to have the same significance for drivers as fines for traffic violations, and there was evidence from all over the city, that the points system was not working.

The City Engineer agreed there was an enforcement problem, but because of legal implications, he did not recommend that speed limit signs be installed as suggested by the residents. Mr. Curtis advised a departmental report would be presented to the Committee in the near future.

Cont'd.

Clause 1 Cont'd

A member of the Committee confirmed he had noted high speeds while driving through the area.

RECOMMENDED

THAT the Chief Constable be requested to conduct a thirty day surveillance of traffic conditions in the vicinity of Thirty-third Avenue and Arbutus Street, for report back to the Committee.

2. Request for Pedestrian Actuated Signal: 6th Avenue and Nanaimo Streets

The Committee had for consideration a Manager's Report dated July 20, 1978 (circulated) in which the City Engineer examined pedestrian crossing conditions at the intersection of Nanaimo and 6th Avenue, and the need for a pedestrian actuated signal. The study was initiated in response to a communication dated July 25, 1978 (circulated) from Mrs. A. Sexsmith, 2246 East 6th Avenue, referring to a number of accidents on Nanaimo in recent years, and requesting the installation of a traffic signal at 6th Avenue. The Committee also noted a further communication dated August 6, 1978 from Mrs. Sexsmith (circulated), requesting that if a traffic signal was considered unwarranted, then a marked crosswalk be provided.

Mr. D. Henderson, Traffic Division, reviewed the report and outlined the results of a departmental study of the intersection. Pedestrian and traffic volumes were measured and disclosed that pedestrian volumes were fairly low, and gaps in traffic reasonably numerous; however, traffic speed was somewhat higher than normal for arterial streets. Accident statistics for the intersections on Nanaimo between First Avenue and Broadway for the period 1973 to 1978 were reviewed and considered to be fairly light. Installation of a traffic signal was not indicated under the City's pedestrian signal warrant policy.

During discussion, members of the Committee noted that Nanaimo Street was a busy arterial, 62 feet wide at this location.

RECOMMENDED

THAT a marked pedestrian crosswalk be provided on Nanaimo Street at 6th Avenue.

\* \* \* \* \*

The meeting adjourned at approximately 4:00 p.m.

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

IV

AUGUST 17, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 17, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Ford  
Alderman Gerard

ABSENT: Alderman Bellamy  
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meetings of Thursday, July 27 and August 3, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 5555 West Boulevard  
Development Permit Application No. 81472

The Committee had before it for consideration a Manager's report dated August 3, 1978 on the application of a Mr. A. Malibert for Development Permit Application No. 81472 for La Quiche Restaurant at 5555 West Boulevard.

In the Manager's report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use a portion of the existing restaurant as a holding bar.

This development is located on West Boulevard, between 39th Avenue and 40th Avenue.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 223 sq. ft. (10% of the floor area of the restaurant). The seating capacity for the dining area is 80 and the proposed seating for the holding bar is 18.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 20 seats.

This application has received clearance from the Building and Health Departments.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 August 17, 1978

(IV-2)

Clause No. 1 Continued

'The Police Department have recommended favourable consideration.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application, subject to Council's approval of the new liquor outlet.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81472 to Mr. A. Malibert to alter and use a portion of the existing restaurant at 5555 West Boulevard as a holding bar.

2. Liquor Permit Application - 1550 Main Street  
 Development Permit Application No. 81463

The Committee had before it for consideration a Manager's report dated August 3, 1978, on the application of a Mr. Jack Swift for Development Permit Application No. 81463 for Kejac's Steak Pit at 1550 Main Street.

In the Manager's report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 212 sq. ft. of the existing restaurant for a holding bar, thereby increasing the area of the existing holding bar (264 sq. ft.) to 476 sq. ft.

This development is located on the east side of Main Street, south of Terminal Avenue.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 476 sq. ft. (8% of the floor area of the restaurant). The seating capacity for the dining area is 181 and the proposed seating for the holding bar is 45.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 45 seats.

The Police Department have recommended favourable consideration.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application, subject to Council's approval of the liquor outlet.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Continued . . . .

Clause No. 2 Continued

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81463 to Mr. Jack Swift to alter and use approximately 212 sq. ft. of the existing restaurant at 1550 Main Street as a holding bar.

3. Liquor Permit Application - 1055 West Georgia Street  
 Development Permit Application No. 81334

The Committee had before it for consideration a Manager's report dated August 3, 1978 on the application of Mrs. K. Thomson for Development Permit Application No. 81334 to use a portion of the lower floor of the Royal Centre as a holding bar in conjunction with the existing restaurant/discotheque known as "The Candy Store".

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the lower floor of the building as a holding bar, in conjunction with the existing restaurant/ discotheque.

This development ("Royal Centre") is situated at the north-west corner of Georgia and Burrard Streets. The Candy Store Restaurant/ Discotheque is located in the mall, at the Melville Street level.

The Director of Planning, on March 13, 1978, approved the alteration of 5280 sq. ft. portion of the lower level of the existing building for restaurant and discotheque, subject to the following condition:

"Prior to the issuance of this Development Permit, this matter is first to be referred to the Council Committee on new liquor outlets for consideration and necessary action."

On April 18, 1978, City Council approved the liquor outlet.

The proposed holding bar will provide an assembly area of approximately 560 sq. ft. (3.2% of the floor area of the restaurant). The proposed seating capacity for the dining area is 184 and the proposed seating area for the holding bar is 41.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 46 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Continued . . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 August 17, 1978

(IV-4)

Clause No. 3 Continued

In the report, the City Manager pointed out that The Candy Store was cited before the Committee on June 1st, 1978, regarding non-compliance with the Fire By-law and was given three months to upgrade the operation.

Appearing before the Committee on this matter were a representative from the Planning Department, the Chief Fire Warden and the applicant, Mrs. K. Thomson.

The Chief Fire Warden advised the Committee that The Candy Store has overcome all its problems in connection with fire regulations and is a well-operated establishment.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81334 to Mrs. K. Thomson to use a portion of the lower floor of the Royal Centre at 1055 West Georgia Street as a holding bar.

4. Grant Request - Vancouver T.O.S. Junior Baseball Team

The Committee had before it for consideration a Manager's report dated August 8, 1978 (copy circulated) in which the Director of Social Planning reported on the application of the Vancouver T.O.S. Junior Baseball Team for a grant to help offset the estimated cost of \$3,140.00 of sending this baseball team to a play-off series in Santa Cruz, California.

In the report, the Director of Social Planning recommended a grant of \$500.00 be made to this baseball team.

The Deputy Director of Social Planning appeared before the Committee on this matter, and in response to questions by the Committee, indicated that this particular baseball team does have financial problems and that as it is representing the City in a legitimate play-off competition, the department is recommending a grant.

The Deputy Director of Social Planning indicated his department is shifting its priorities slightly in the area of grants and will be holding joint discussions with the Park Board to determine the role the City and the Park Board can play in amateur sports.

The Deputy Director pointed out the City does provide assistance to the Canadian Wheelchair Sports Association and the Dolphin Swim Club.

During discussion, one member queried the availability of funds for amateur sports from government lotteries, and the Deputy Director of Social Planning replied that his department will be investigating the disposition of lottery funds.

Continued . . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 August 17, 1978

(IV-5)

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

- A. THAT a grant of \$500.00 be made to the Vancouver T.O.S. Junior Baseball Team to cover the balance of costs of sending the team to Santa Cruz, California from August 10 - 13, 1978 to represent Vancouver and British Columbia at the Thorobred Regional Baseball Playoffs.
- B. THAT the Director of Social Planning report to the Community Services Committee on the allocation of funds generated by lotteries.

(Alderman Ford opposed to Recommendation "A")

5. Liquor Store - Hastings and Main Streets

The Deputy Director of Social Planning requested that the Committee recommend to Council that the Social Planning Department prepare a report on the operation of the liquor store at Hastings and Main Streets.

It was

RECOMMENDED

THAT the Director of Social Planning report to Council on the operation of the liquor store at Hastings and Main Streets.

6. Hildon Hotel, 50 West Cordova Street

City Council, on August 15, 1978, approved the following recommendations from the Community Services Committee meeting of August 3, 1978:

- A. THAT the City exercise its authority under the Standards of Maintenance By-law for the purpose of repairing the roof at the Hildon Hotel at 50 West Cordova Street.
- B. THAT the Medical Health Officer provide tenants of the Hildon Hotel with 30 days notice to vacate the building and close the Hildon Hotel at the expiry of the 30 days.
- C. THAT Ms. Ann Rextrew of Newton Investments Ltd. (Army & Navy), owners of the Hildon Hotel, be advised that the Community Services Committee is considering recommending that Council request the Liquor Control & Licensing Branch to cancel the license on the beer parlour at the Hildon Hotel and that Ms. Rextrew be requested to appear at the next meeting of the Community Services Committee to discuss this matter.

In accordance with Recommendation "C", Ms. Ann Rextrew was invited to appear and a representative from the law firm of Braidwood & Company appeared before the Committee on her behalf.

Continued . . . . .

Report to Council  
Standing Committee of Council on Community Services  
August 17, 1978

(IV-6)

Clause No. 6 Continued

The Chairman referred to a letter dated August 14, 1978 from Braidwood & Company stating that a contract has been let to repair the entire roof of the Hildon Hotel and that repairs are expected to commence on September 8, 1978, weather permitting.

In response to a question from the Director of Environmental Health, the operator of the hotel replied that he would undertake the remaining necessary repairs and upgrading now that the owners have decided to repair the roof.

Following discussion, it was

RECOMMENDED

THAT Recommendations "A" and "B" from the Community Services Committee meeting of August 3, 1978, which were approved by City Council on August 15, 1978, be deferred until the end of September 1978 to provide the owners of the building an opportunity to repair the entire roof and the Medical Health Officer report back to the Community Services Committee on the reroofing project before the end of September 1978.

The meeting adjourned at approximately 1:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 804

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT


AUGUST 17, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, August 17, 1978 at approximately 1:35 p.m.

PRESENT : Alderman Gibson, Acting Chairman  
Alderman Kennedy  
Alderman Puil

ABSENT : Alderman Brown  
Alderman Harcourt

ALSO PRESENT : Alderman Ford (Items 2 to 4)

RECOMMENDATIONS1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated August 3, 1978 from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of July, 1978 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, stated that the file with respect to the rezoning application for the south side of East 5th Avenue between Rupert and Cassiar Streets had been closed and no further action would be taken. Meetings have been held between residents and the applicant to rezone property at 57th Avenue and Hudson Street. The application may be amended to reduce the number of dwelling units. The applicant will also be submitting a rezoning application for the property to the north of the subject site. Mr. Scobie noted that the proposed text amendment to the West End District to allow the development of a 3 storey medical building on land designated for residential purposes will be reported to Council. The Department feels the density is too high. The rezoning applications for 5660 and 5670 Yew Street have been referred to public hearing. The Director of Planning is awaiting drawings for the proposed renovations to the existing residential development.

Mr. Scobie advised that since the status report had been prepared the Director of Planning has made an application to establish an area development plan for Area 10B, False Creek. The public hearing date has been set for Tuesday, September 12th, at 4:30 p.m. Mr. G. Horner has also made application to rezone the lands at the foot of Angus Drive. The City Manager noted that a status report on the Marpole Area Planning Program including this property would be before the Committee on September 14th.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 17, 1978

(V-2)

Clause No. 1 continued:

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of July, 1978 be received.

2. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following major development permit applications:

- (a) DPA #81208 - 1045 Haro Street - construct 8 storey residential complex with retail on portion of main floor - 94 underground parking spaces;
- (b) DPA #81223 (Preliminary) - False Creek, Lot 50, Area 6, Ph. 2 - construct 10 storey, 79 unit apartment building to include day care centre and teenage lounge - 54 off-street parking spaces.
- (c) DPA #81284 - Granville Island - alter and add approximately 6,500 sq. ft. to existing warehouse and use as a public market;
- (d) DPA #81339 - False Creek, Area 10A - use approx. 29,000 sq. ft. area for temporary parking area for 96 cars - B.C. Central Credit Union;
- (e) DPA #81487 (Preliminary) - 1176 West Georgia Street - erect 16 storey office building, retail and restaurant on ground floor - 38 underground parking spaces;
- (f) DPA #81695 (Preliminary) - 2615 Ash Street - construct 4 1/2 level parking garage - 313 parking spaces - Cancer Control Agency;
- (g) DPA #81727 - 1370 Davie Street - erect 3 storey and basement apartment building containing 27 dwelling units - 56 underground parking spaces;
- (h) DPA #81776 (Preliminary) - 525 West Broadway - construct two tower office and retail complex - 307 parking spaces;
- (i) DPA #81779 (Preliminary) - 1100 Melville St. - erect 16 storey office building - 72 parking spaces;
- (j) DPA #81791 - 1330 Bute St. - erect 4 storey, 50 unit apartment building - 57 underground parking spaces.

The Committee requested to see drawings of the preliminary development permit application for 525 West Broadway and requested further information. Mr. Floyd advised that the existing bank at the northwest corner of Broadway and Cambie would be retained. It is proposed that to the east of the bank a 7 storey office tower would be constructed and at the corner of 8th Avenue and Cambie Street an 8 storey office building would be constructed. Three hundred and seven parking spaces with access from 8th Avenue and from Cambie Street would be provided. The Committee expressed concern with

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 17, 1978

(V-3)

Clause No. 2 continued:

the resultant mass of building that would be constructed at this fairly prominent intersection leading into the Downtown core. Mr. Floyd was requested to bring this application back to the Committee after preliminary processing has been completed.

RECOMMENDED

THAT the monthly status report of major development permit applications be received and that further information with respect to the development permit application for 525 West Broadway be provided to the Committee in the next status report.

3. Riley Park N.I.P. - Citizens' N.I.P. Committee request for "Bunny Trail" walkway

The Committee considered a report of the City Manager dated August 10, 1978 (copy circulated) in which the Director of Planning reports on a letter from the Riley Park Citizens' N.I.P. Planning Committee requesting that City Council not sell the property at 4336 James Street but make it available without charge to the Neighbourhood Improvement Program for improvement of the existing walkway utilizing some N.I.P. funds. Mr. L. Beasley, Area Planner, advised that the two City-owned properties at 4336 James St. and 4335 Quebec St. have historically been called the "Bunny Trail" by residents of Riley Park and have provided a pedestrian connection between two non-aligned street-ends, Quebec Street and James Street allowing a direct north-south movement in place of an otherwise roundabout route. A natural walkway has existed and local children have used the space as an ad hoc creative play area for years.

The Property Endowment Fund Board decided to market the properties and the northerly lot 14, 4335 Quebec St. has now been sold. The Planning Department requested that 4336 James St. be withheld from sale until a decision regarding N.I.P. investment on the Bunny Trail could be made. The Property Endowment Fund Board decided that staff should consult with the Citizens' Planning Committee and advise them that the property will be placed on the market but that the Citizens' Planning Committee will be given priority to purchase.

In the report the Director of Finance and Supervisor of Properties advised that if it is Council's decision to retain 4336 James St. (estimated market value \$30,000.00) for public use, the City should be re-imbursed in the amount of \$30,000.00 from N.I.P. funds. In addition, some decision as to the ongoing responsibility for maintenance should be determined. It may be that the property should be turned over to the Park Board after it is acquired by the N.I.P.

The Director of Planning feels that the lot should be withheld from sale and committed for public use subject to commitment of N.I.P. funds to improve the Trail and subject to provisions being achieved to ensure the continuity of the pedestrian linkage between the two street-ends. A small portion of the adjacent lot will have to be secured either through the Development Permit

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 17, 1978

(V-4)

Clause No. 3 continued:

Application presently pending for a 6 unit townhouse development or alternative arrangement with the owner. The owner has indicated that a condition of the D.P.A. is acceptable to him.

The Director of Planning does not support the use of N.I.P. funds to "purchase" the lot but recommends that Council confirm the status quo i.e., that it is and should continue to be used for public purposes. Given this confirmation, then N.I.P. can be appropriately applied to improve upon this existing local public asset.

On behalf of the Riley Park Citizens' N.I.P. Planning Committee Ms. H. Mirfield, Ms. B. Backman and Ms. C. Wiseman, advised that the Citizens' Committee would be prepared to recommend to Council spending N.I.P. funds to improve the walkway but could not recommend an N.I.P. expense of over \$30,000.00 to purchase the property. As the property has been used for a public walkway and play area for many years, is City-owned, and can be improved through N.I.P. funds the Citizens' Committee requested that the property not be sold but turned over for the continued use and enjoyment of the citizens of the area.

The City Manager submitted for the Committee's consideration the choice between the following recommendations of the Director of Planning and those of the Director of Finance and Supervisor of Properties.

Planning

- (1) THAT remaining Lot A (4336 James St.) of the Bunny Trail not be sold and that the public use of the property be confirmed without charge to N.I.P. as requested by the Riley Park Citizens' N.I.P. Planning Committee in their letter of May 12, 1978, subject to development of the Trail through N.I.P.
- (2) THAT City Council approve in principle the development of the "Bunny Trail" through N.I.P. subject to a further report on the following matters by the Director of Planning as per the normal N.I.P. implementation process:
  - a) possible subdivision options to achieve an efficient disposition of the property while maintaining the Trail;
  - b) securing the continuity of the Trail across the northwest corner of the adjacent Lot N 1/2 of Block 4, D.L. 632 W 1/2
  - c) proposed design, cost estimates and arrangements for maintenance and upkeep.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 17, 1978

(V-5)

Clause No. 3 continued:

Finance

- (1) a) That Lot A, Block 3, D.L. 632 W 1/2 be transferred from the Property Endowment Fund at the market value of \$30,000, chargeable to the Riley Park N.I.P. fund.
- b) That physical and financial responsibility for ongoing maintenance of this lot be the subject of a further report from the Director of Planning and the Director of Finance.
- (2) That in accordance with the recommendation of the Property Endowment Fund Board of July 13, 1978, if the P.E.F. is not to be re-imbursed with N.I.P. funds, then this property be advertised for sale by public tender.

The Committee,

RECOMMENDED

- A. THAT the property at 4336 James Street not be sold and that public use of the property be confirmed without charge to the Riley Park Neighbourhood Improvement Program, subject to development of the Trail through N.I.P. funds.
- B. THAT the development of the "Bunny Trail" through N.I.P. be approved in principle subject to a report on the following from the Director of Planning:
  - (i) possible subdivision options to achieve an efficient disposition of the property while maintaining the Trail;
  - (ii) securing the continuity of the Trail across the northwest corner of the adjacent Lot N 1/2 of Block 4, D.L. 632 W 1/2;
  - (iii) proposed design, cost estimates and arrangements for maintenance and upkeep.

(Alderman Kennedy wished to be recorded as opposed.)

The City Manager advised that in the future there should be no conflicts as the Director of Planning will be attending the Property Endowment Fund Board meetings. The Supervisor of Properties advised that discussions will be held between Planning and Properties prior to the Board meetings.

The Chairman requested that the foregoing be recorded in the Committee report.

4. Strathcona Issues - Follow-Up

The Committee considered a report of the City Manager dated August 11, 1978 (copy circulated) in which the Director of Planning

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 17, 1978

(V-6)

Clause No. 4 continued:

outlines actions which have been taken concerning planning issues that had been reported to the Committee on May 18th.

With respect to rail noise a meeting between representatives of the Strathcona Community, the Burlington Northern Railway and City staff was held to discuss means of alleviating noise emanating from rail operations. Arising from the meeting a letter has been received indicating that new operational instructions have been issued to B.N.R. crews to minimize disruptive noises from rail operations.

On May 30, 1978 Council resolved that City officials investigate with representatives of the Pender Y.W.C.A. the possibility of withholding a decision on the sale of the property for 6 months. The Executive Director of the Y.W.C.A. by letter dated June 29th advised that an agreement for sale has been entered into with the Chinese Mennonite Church. The possibility of withholding a decision on the sale has been precluded.

The Director of Planning was instructed to organize a meeting among representatives of the Planning, Social Planning and Health Departments, the Parks Board and representatives of the Strathcona community to discuss plans for recreation and health related services for the community.

A meeting was held on July 12, 1978 with representatives of both the Strathcona and Downtown Eastside communities in attendance. It was agreed that medical services in the Downtown Eastside/Strathcona area should be the main priority for further work. Strathcona representatives felt that their needs could be satisfied by a small satellite clinic, ancillary to any comprehensive clinic developed in the Downtown Eastside.

The general conclusion of this meeting was to establish a committee comprised of civic staff and representatives of both communities to investigate alternatives of how best to satisfy their needs, with the Planning Department determining appropriate Committee representation and co-ordinating an initial meeting. The first meeting of the new committee was held August 2, 1978 at which Committee structure and procedure and Terms of Reference were discussed.

The principal area of debate centered on appropriate citizen representation for the Downtown Eastside community. As agreed to initially, the Planning Department established membership to consist of:

- 3 Downtown Eastside residents (1 nominated by the Oppenheimer Area Planning Committee and 2 residents nominated by D.E.R.A.)
- 1 Downtown Eastside Community worker
- 3 Strathcona residents
- 1 Strathcona Community worker
- 1 Downtown Community Health Clinic representative
- 1 City Health Department representative
- 1 City Planning Department representative

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 17, 1978

(V-7)

Clause No. 4 continued:

The Strathcona community can generally agree to the committee membership but D.E.R.A. representatives consider that the Committee structure should be amended as follows:

- D.E.R.A. should nominate 3 residents after elections at a public meeting, instead of the 2 residents suggested.
- The Oppenheimer Area Planning Committee should not nominate 1 of the 3 Downtown Eastside residents.
- Only residents and users of the health facilities should be members of the Committee with staff as advisors.

Mr. Jim McQueen, who attended the meeting on behalf of D.E.R.A., in his capacity as Secretary of the Downtown Eastside Community Resources Advisory Board sent a letter recommending that "ONLY local residents" be members of the Committee, and that 6 persons come from the Oppenheimer Area, 2 from Strathcona and 2 from the Downtown area west of Oppenheimer, reflecting the actual cross section of people who will be users of the clinic. Input from planning and clinic staff and social workers should be of an advisory nature.

A considerable time was spent at the first meeting discussing alternative committee membership arrangements without a consensus being reached.

The Director of Planning therefore considers it important that this matter be referred to Council for resolution at the outset so that the Committee can start productive work on developing proposals for health care in Downtown Eastside and Strathcona.

The Director of Planning recommends that the composition of the Committee as outlined at the first meeting should be maintained for several reasons:

- Viewpoints of health professionals and community workers should not be excluded and are essential to develop workable proposals.
- The Oppenheimer Citizens Planning Committee, as the City's official representative citizens committee for the Downtown Eastside, has a legitimate claim to nominate 1 out of the 3 Downtown Eastside residents.
- Equal resident representation from both Downtown Eastside and Strathcona communities is a reasonable solution in view of the populations of the two areas.

Terms of Reference

The Committee has agreed to the following terms of reference:

- (1) The Committee is to develop a proposal for health care services and a delivery system to serve the Strathcona and Downtown Eastside communities.
- (2) The Committee will attempt to represent opinions of residents and workers in Strathcona and the Downtown Eastside and to communicate the work of the Committee to both communities and to City Council.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 17, 1978

(V-8)

Clause No. 4 continued:

Ms. R. Shearer, Social Planning Department, advised that the Department agreed with the composition of the Committee recommended by the Director of Planning.

Ms. L. Davies, Downtown Eastside Residents Association, noted that any Committee now endorsed by Council should be made up of people who use the clinic and who live in the area. Both Ms. Davies and Mr. D. Lane, Chairman of the Downtown Eastside Community Resources Advisory Board reiterated Mr. McQueen's position that City staff, etc., should be members of the Committee but should have no vote.

In answer to a statement that Health Department representation was not enough and that there should be hospital programming representation, the City Manager stated that the Committee membership would liaise with hospital programming.

After discussion, the Committee

RECOMMENDED

- A. THAT terms of reference for the Strathcona/Downtown Eastside Health Facilities Advisory Committee as set out in the report of the City Manager dated August 11, 1978 be approved.
- B. THAT the composition of the Committee be as follows:
  - 3 Downtown Eastside residents (1 nominates by the Oppenheimer Area Planning Committee and 2 residents nominated by D.E.R.A.)
  - 1 Downtown Eastside Community worker
  - 3 Strathcona residents
  - 1 Strathcona Community worker
  - 1 Downtown Community Health Clinic representative
  - 1 City Health Department representative
  - 1 City Planning Department representative
- C. THAT if after two months the Committee continues to be unable to function, then the matter of delivery of health services be decided at a joint meeting of Planning and Development and Community Services Committees which will deal with staff reports and public input.

The meeting adjourned at approximately 2:40 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 804 & 805

## VI

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

---

August 17, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 17, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman M. Ford H. Rankin
ABSENT:	Alderman D. Bellamy M. Harcourt
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of July 27, 1978, were adopted.

1. Joyce Transit Loop - Status Report

In a Manager's Information Report dated July 27, 1978, considered by the Committee, the City Engineer reported as follows:

"At the Transportation Committee of May 4, 1978, the following resolution was passed:

'THAT the Collingwood Seniors Centre be advised that members of the Transportation Committee and B.C. Hydro Transit representatives would be willing to meet them at the Seniors Centre to discuss their concerns relating to the Joyce Bus Loop.'

The Transportation Committee attached some urgency in finally resolving this matter. As a result, it was felt appropriate to report on the status of further citizen discussions.

The Engineering Department contacted Mr. Frank Rich of the Collingwood Centre for Elder Citizens to arrange a meeting. He indicated that all meetings of the group have been cancelled till mid-September. He stated that he would inform us if they were still interested in meeting with City and Hydro representatives at that time.

A second item relating to Joyce Loop was a petition\* circulated by the City Clerk on June 28, 1978. Mr. John Morris, the first signator of the petition, was contacted by phone and asked if he wished to make any representation on the issue as spokesman for the petitioners. He declined to do so, but indicated that Mr. Nathan Davidowicz, the organizer of the petition, would likely be willing to speak. Mr. Davidowicz, who has addressed the Committee on this issue on prior occasions, was not contacted.

It is planned that the Collingwood Centre be contacted again in September to determine if suitable arrangements can be made for a meeting on Joyce Loop."

\*(on file in City Clerk's Office)

Cont'd.

Clause 1 Cont'd.

RECOMMENDED

THAT the Manager's Report dated July 27, 1978, be received for information.

2. Modifications to Intersection of Oak Street and Devonshire Crescent - Shaughnessy Hospital Access

The Committee had for consideration, a Manager's Report dated August 3, 1978 (circulated) wherein the City Engineer referred to the redevelopment of Shaughnessy Hospital and described the results of a study to find suitable treatment of the Devonshire Crescent Street end which would prevent traffic infiltration through residential streets in the area.

The City Engineer examined alternatives for dealing with this problem, and discussed four options involving treatment of Devonshire Crescent as follows:

- Option A - No restrictions - local residents would benefit from improved access to Oak Street, but hospital traffic would have free use of Devonshire.
- Option B - Allow turns only - this would be the best solution in theory, as local residents could use the signal, but hospital traffic would be restricted by signing and channelization from using Devonshire. In practice, however, this could prove difficult to enforce, resulting in some hospital traffic on Devonshire, plus possible through traffic from Oak to Granville.
- Option C - Right turns only - this would restrict local access to right turns only, but would also physically prevent hospital traffic from using Devonshire.
- Option D - Cul-de-sac - this would completely restrict access to Devonshire at Oak by either hospital or local traffic.

The Assistant City Engineer, Traffic Division, reviewed the report and referred to meetings with a committee of concerned citizens who expressed a preference for Option D - cul-de-sac treatment. However, in view of Fire and Police concerns that this option would restrict access for emergency vehicles, it had been necessary to weigh the need for access to property against the need for protection from through traffic. Therefore, the City Engineer recommended Option C. If it was found this option did not work, other measures could be considered.

Parking was identified as a major concern of the residents who were afraid hospital activities would result in increased parking on residential streets in the area. Mr. Rudberg advised the hospital expansion was still a year away, but provision was being made for sufficient parking on site. It was a matter of regulation in a proper manner and this aspect had not yet been reported on.

RECOMMENDED

- A. THAT Devonshire Crescent be restricted to right turns only at Oak Street as per Option C, contained in the Manager's Report dated July 27, 1978, as part of the left-turn bay project.

Cont'd.

Clause 2 Cont'd.

- B. THAT the traffic and parking situation at and around the Shaughnessy Hospital complex continue to be monitored following expansion to determine the need for possible further measures on local streets for report back to Transportation Committee."

3. Bus Schedule Changes

In a Manager's Report dated August 10, 1978 (circulated), the City Engineer reported on minor schedule adjustments to the SeaBus-Burrard public transit service to be introduced on August 18, 1978.

The Committee also considered a transit analysis of the SeaBus - Burrard route (circulated), which contained a breakdown of economic considerations, i.e. ridership, costs, revenue from fare box, deficit, etc.

Mr. D. Walker, B.C. Hydro Transit Division, discussed the route changes with the Committee. Responding to questions concerning the transporting of wheelchairs and bicycles on the SeaBus, Mr. Walker advised the Minister and Deputy Minister were currently examining this issue, and it was anticipated an official statement would be made within two or three weeks.

RECOMMENDED

THAT the Manager's Report dated August 10, 1978, be received for information.

4. Central Cambie Ratepayers Association: Objection to City Work - West 33rd Avenue between Oak Street and Granville Street

Mr. D. B. McGougan, President of the Central Cambie Ratepayers Association, addressed the Committee in support of his brief dated August 17, 1978 (circulated) objecting to a City curbing project on West 33rd Avenue between Oak Street and Granville Street. Mr. McGougan referred to residents' opposition to any attempt to widen 33rd Avenue at this location and requested an immediate halt to the work currently in progress.

The City Manager advised the City project involved minor curb repairs only.

Mr. McGougan pointed out vehicle access curbing was being installed and residents did not feel this could be considered minor repair work.

Following discussion, it was

RECOMMENDED

THAT the City Engineer be requested to report to Council on the street work being carried out on West 33rd Avenue between Oak Street and Granville Street;

FURTHER, THAT the Transportation Committee goes on record as not being in favour of more than normal maintenance work being carried out at this location at the present time.

\* \* \* \* \*

The meeting adjourned at approximately 4:10 p.m.

## REPORT TO COUNCIL

## VII

MEMBERS OF THE STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

August 24, 1978

A meeting of members of the Standing Committee on Transportation was held on August 24, 1978 in the No. 1 Committee Room, third floor, City Hall, at approximately 11:00 a.m.

PRESENT: Alderman W. Kennedy, Chairman  
Aldermen D. Bellamy  
M. Ford  
H. Rankin

ABSENT: Alderman M. Harcourt

ALSO PRESENT: Alderman D. Marzari

COMMITTEE CLERK: J. Thomas

LRT STUDY

Reference was made to a Shirtsleeve Session held immediately prior to the meeting and attended by members of the Standing Committee on Transportation, GVRD members of Council and members of the Vancouver City Planning Commission.

The Shirtsleeve Session considered a report reference by the Assistant City Engineer, Traffic Division, covering the LRT study to date and included discussion on:

- a) current state of transportation in the City
- b) future impacts of continued traffic growth
- c) its relationship to the LRT study, and
- d) future options for Committee and Council discussion on transportation

It was pointed out that a bus improvement program represents a poor investment in meeting the transportation needs of the residents of Vancouver. It was stated that LRT provides the greatest benefits in meeting current and future needs.

The impact of the LRT study on service areas and on agreements with the new Urban Transit Authority was also covered and discussed extensively. The matter of per passenger costs in Vancouver City as opposed to the rest of the Region was described and considered.

Standing Committee members this day considered the selection of routes for Phase 2 of the LRT study and dealt with a request of the GVRD study group to narrow the first priority corridor between downtown Vancouver and New Westminster for purposes of more detailed study and engineering design, leading to the securing of right-of-way. Engineering Department staff explained that within that general corridor several specific routes had been studied at considerable length and general costs for each of these had been determined. The GVRD study recommends that Phase 2 concentrate on a minimal cost version of the corridor which had been found in previous studies to be the "Bureau of Transit" routing. Accordingly, the City Engineer recommended that this routing be chosen as the one for more detailed study including the Central Park line and Great Northern Cut portions and the remainder of the route in the vicinity of John Hendry Park and the underground in the downtown area.

Cont'd.....

Although the GVRD has not specifically requested approval of the alignment between Vancouver and Richmond, this general alignment has long been considered to be the V&L Railway right-of-way. The GVRD had not asked for this approval because the decision by the Transportation Committee to include the Richmond line was only made on August 23, 1978. Since the Richmond corridor has now been added to Phase 2 of the study, the City Engineer requested the Committee to approve that corridor as well in the alignment of the V&L Railway so that detailed study could proceed without delay.

Both corridors are shown in the attached diagram.

Therefore, the Members of the Committee

RECOMMEND

- A. That the Central Park, GN Cut, CNR Flats, and Bureau of Transit version of the downtown route as shown in the attached diagram, be approved for detailed study and design in Phase 2 for the Vancouver-New Westminster route.
- B. That the V&L route shown on the attached diagram be approved for detailed study and design in Phase 2 for the Vancouver-Richmond route.

-----

The meeting adjourned at approximately 11:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 809